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LAKE OF THE WOODS



GENERAL LAND USE PLAN

CAZON
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LAKE OF THE WOODS

general land use plan



Ontario

25 Ministry of
Natural
Resources

Hon. Frank S. Miller
Minister

Dr. J. K. Reynolds
Deputy Minister

Ministry
of
Housing

Hon. J. R. Rhodes
Minister

D. A. Crosbie
Deputy Minister

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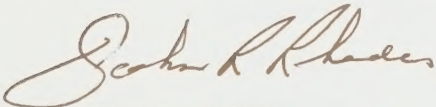
FOREWORD

The Lake of the Woods area has long been recognized and appreciated as a natural recreation area of international renown as well as an important resource production area. In the late 1960s it became obvious that uncontrolled recreational and resource pressures could not be accommodated indefinitely.

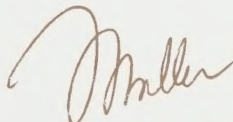
Thus the Ontario Government has attempted to ensure, through the preparation of this general land use plan, the maintenance of the character of the area at a level acceptable to the people while still providing growth opportunities within a quality environment.

While the Ministry of Natural Resources was the lead Ministry in the production of this Plan, all Ministries with jurisdiction over the development or use of the resources within the planning area have had input into the planning process. Therefore, this document will serve as the official guideline for all the programs of the various Provincial Ministries, including the review of private developments by the Ministry of Housing, within the Lake of the Woods planning area.

The Plan will be reviewed every five years. This will be done in recognition that planning should be a continuous process and should be responsive to changing needs and technology. Other reviews could be done at anytime during the interim provided the need is clearly established. It should be stressed, however, that any revisions to the Plan may only be made if they are a result of a planning process similar to the one used to prepare this Plan.



JOHN R. RHODES
Minister of Housing



FRANK S. MILLER
Minister of Natural Resources

November 1, 1977

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INTRODUCTION



Over-used day-use area, 'S'
Island, Lake of the Woods



Determining water quality with
secchi disk, Lake of the Woods

THE NEED

The Lake of the Woods area has been the focus for considerable recreation use and resource development since it was initially opened for intensive mining activity in the late 1800's. Over this time period a wide variety of uses associated with the natural resources in the Lake of the Woods watershed developed primarily in a 'laissez faire' manner. The demands were not excessive and the resources seemed unlimited. Certain events in the last decade have indicated, however, that the demands were becoming somewhat greater than the resources were capable of providing. Choice cottaging locations were becoming scarce. The quality of fishing was not quite as good as in the 'old days'. Certain sites used by local residents for day-use activities such as picnicking and swimming were overused. Concern over the water quality became a topic that the users of the Lake felt to be important to the quality of recreation experiences that the Lake of the Woods provided. Conflicts between user groups developed: recreation versus forestry use; commercial fishing versus sports fishing; tourist use versus local resident recreation use.



Camping at a heavily used access point
on Pistol Lake near Minaki



THE OPPORTUNITY

In 1971, new health guidelines regulating the development of both permanent and seasonal dwellings, came into effect across the Province. In the Lake of the Woods area, many of the proposed subdivision lots could not meet these stricter standards. This event focused attention on the entire development policy for all lakes in Ontario. For the Lake of the Woods area, it provided an opportunity to temporarily discontinue the development of cottaging on Crown land until a thorough assessment of the capability of the resources could take place.

Over the past four years, various resource and capability studies in the fields of fisheries, wildlife, recreation, forestry, agriculture, geology and water quality have been updated and analyzed.

In 1972, a Ministry of Natural Resources district land use planner was assigned to work on a land use plan for the Lake of the Woods area. Data collection and analysis began along with the definition of the people's needs and wants in the planning area.

In April 1974, funds were directly allocated to the Lake of the Woods Plan in order to first complete the General Land Use Plan and then the Detailed Development Plan.

This document presents the first stage - LAKE OF THE WOODS GENERAL LAND USE PLAN.

Exposed bedrock and
shallow soil make
waste disposal
difficult





PLANNING AREA REGIONAL CONTEXT

REGIONAL CONTEXT

The Lake of the Woods Planning Area is located in Northwestern Ontario. It borders the Province of Manitoba on the west, and in part, the State of Minnesota to the south. Kenora, the planning area's largest urban centre is situated approximately 1165 highway miles northwest of Toronto, 305 miles west of Thunder Bay, 130 miles from Winnipeg, Manitoba, and 440 miles from Minneapolis, Minnesota.

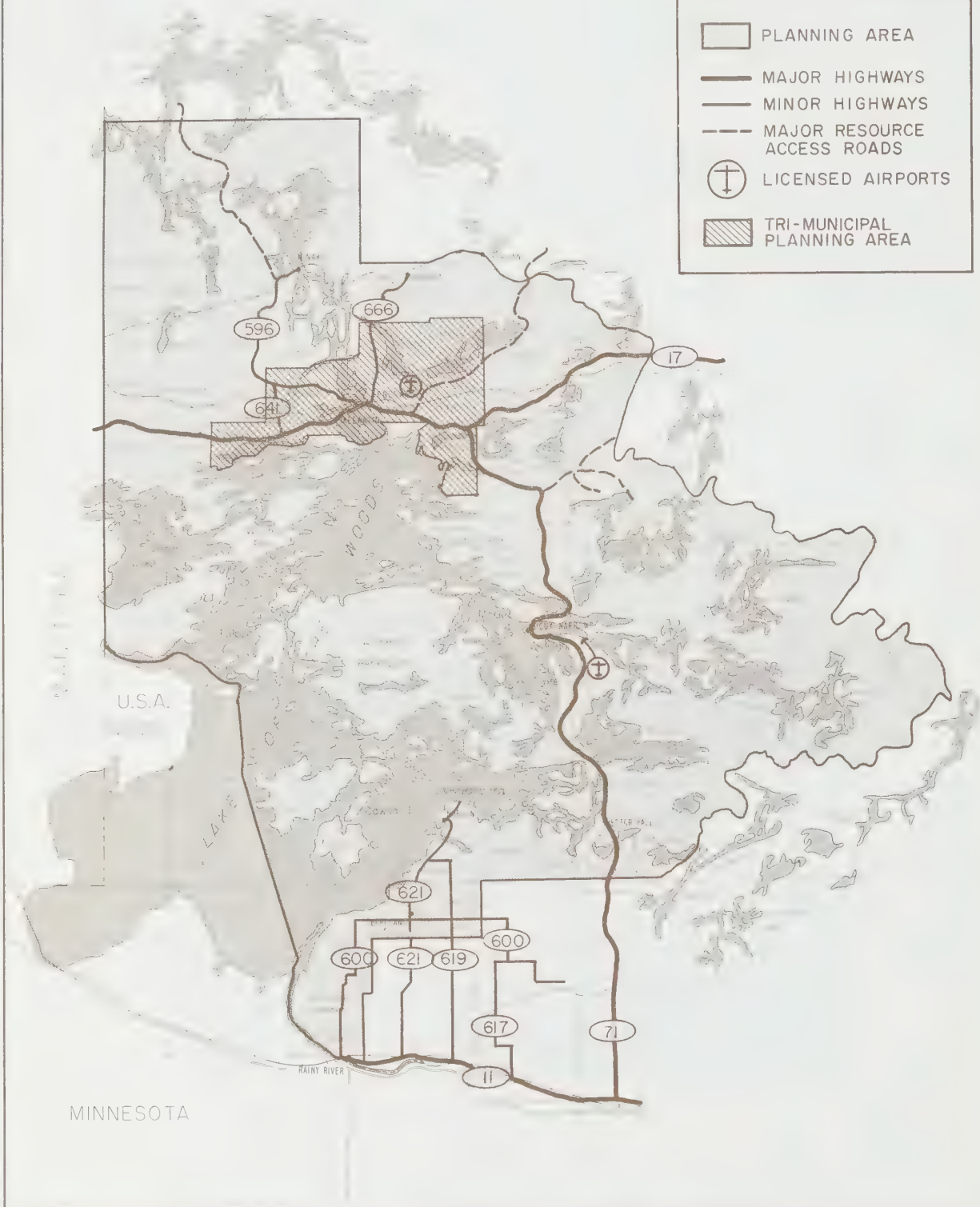
The planning area is most notable in its North American context for the many tourist and recreation facilities in a natural environment and attracts people from many distant points in Canada and the United States.



Boating is a favourite pastime on Lake of the Woods

legend

- PLANNING AREA
- MAJOR HIGHWAYS
- MINOR HIGHWAYS
- MAJOR RESOURCE ACCESS ROADS
- LICENSED AIRPORTS
- TRI-MUNICIPAL PLANNING AREA



LAKE OF THE WOODS PLANNING AREA

**THE
PLANNING AREA**

		<h2>PLANNING AREA</h2>
--	--	------------------------

The planning area focuses on the Lake of the Woods. In addition, it includes its watershed to the east; north to where the Winnipeg River leaves the Province and west to the Manitoba border. The international border to the southwest completes the planning area's boundaries. This area encompasses 13,815 square kilometres (5,333 square miles).



Aerial view of Hay Island area, Lake of the Woods

TERMS OF REFERENCE

The Lake of the Woods General Land Use Plan is a Provincial Plan which will be implemented over a 25 year period. Separate areas will be established and designated in such a manner as to ensure that the objectives defined in the policy will be met by allocating certain dominant and secondary land uses to these areas. The plan's primary goal is to provide benefits to the population living in the planning area and secondly, to provide benefits to the people of Ontario as a whole. Approved policy and designated land uses will be applicable to both Crown and patent land.



"Wendigo", Devil's Gap, Lake of the Woods

THE GOAL

The goal of the plan is:

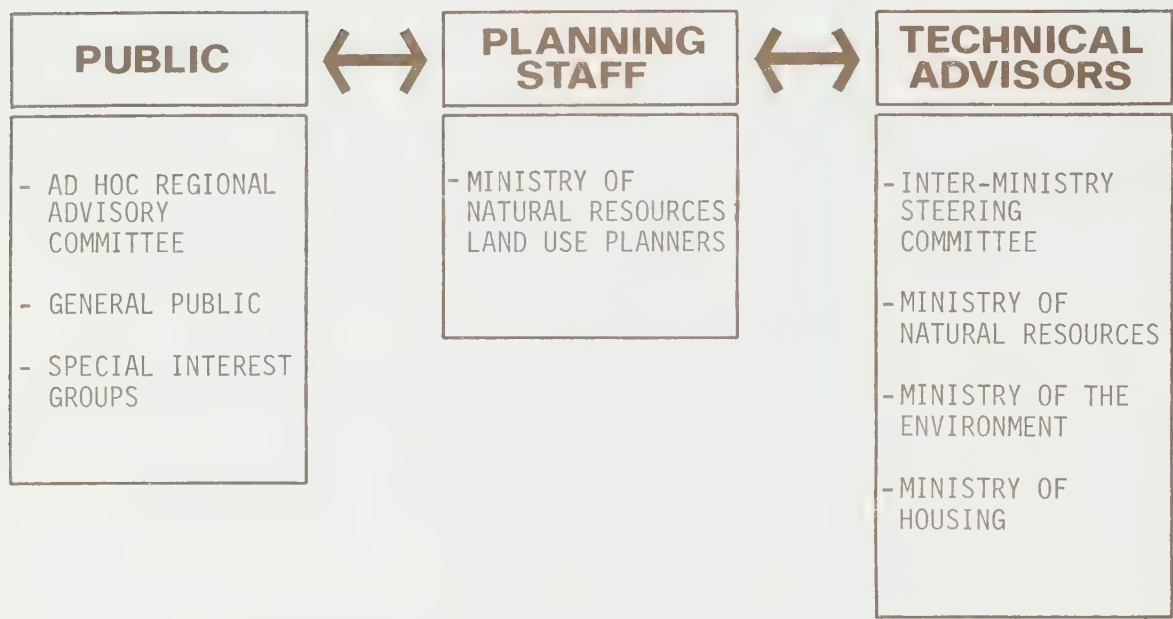
to provide a place where the highly desirable environmental characteristics are maintained while still providing acceptable levels of development for quality recreation experiences, community life and resource extraction.

This goal holds that the area's high quality environment is essential and that it must not be allowed to deteriorate. In addition, there is a desire that the environmental problems presently occurring at various locations in the area be eliminated or their impact reduced. It is also important to the success of this goal that the area is developed to the best advantage of the people of Ontario and particularly to those residing in the communities of the area. This development will include a variety of both recreation opportunities and employment opportunities derived from the natural resource base of the area, and a life style that is desired by the people of the area.



Whitefish Bay, Lake of the Woods

PLANNING PARTICIPANTS



Public meeting in Rainy River

		PLANNING PROCESS
--	--	-------------------------

The plan has developed through a number of stages which, collectively are known as the planning process.

The first step was the definition of the terms of reference. This included defining the area and outlining the goal of the plan.

Once the terms of reference were established, data collection started. Information was assembled pertaining to the people, the natural resources, the present development and uses of the land and the needs and wants of the people. Using this information as a data base, an analysis was carried out to determine the resource potential, trends, conflicts and potential issues. This information was presented to the public for their opinion and ideas.

Based upon the analysis of the data base and the public's input, alternatives relating to the future growth and development of the resources of the planning area were developed. These were presented to the public for comment. Taking into consideration these comments and the effects of the various proposed alternatives, policies and objectives were established.

The next step was to prepare a conceptual land use plan. This was presented along with the policies and objectives to the public for refinement. This input was then incorporated into the final plan.

The planning process included the input of three groups: the public, whose involvement ranged from committees to individual comments; the planning staff, which served as the co-ordinating body; and the technical advisors made up of civil servants of various Ministries who presented their Ministry opinions.

PLAN FORMAT

The plan is presented in three sections:

SECTION I RESOURCE ANALYSIS AND PROBLEM IDENTIFICATION

This establishes the potential for increased benefits from the resources of the planning area. Also included is a summary of the problems and issues identified during the process.

SECTION II ALTERNATIVES

Growth, resource extraction and recreation alternatives are presented and analyzed.

SECTION III LAND USE PLAN

This section defines the policies to be implemented, the limitations and the general intent of the plan. The planning area is then divided into areas, each with specific designations concerning future use.



Lake of the Woods
is renowned for its angling

SECTION I

**RESOURCE
ANALYSIS
and
PROBLEM
IDENTIFICATION**



Bridge on Highway 71
at Sioux Narrows is
claimed to be longest
single span wooden
bridge in the world



Water intake for City
of Winnipeg at Waugh,
Manitoba on Shoal Lake



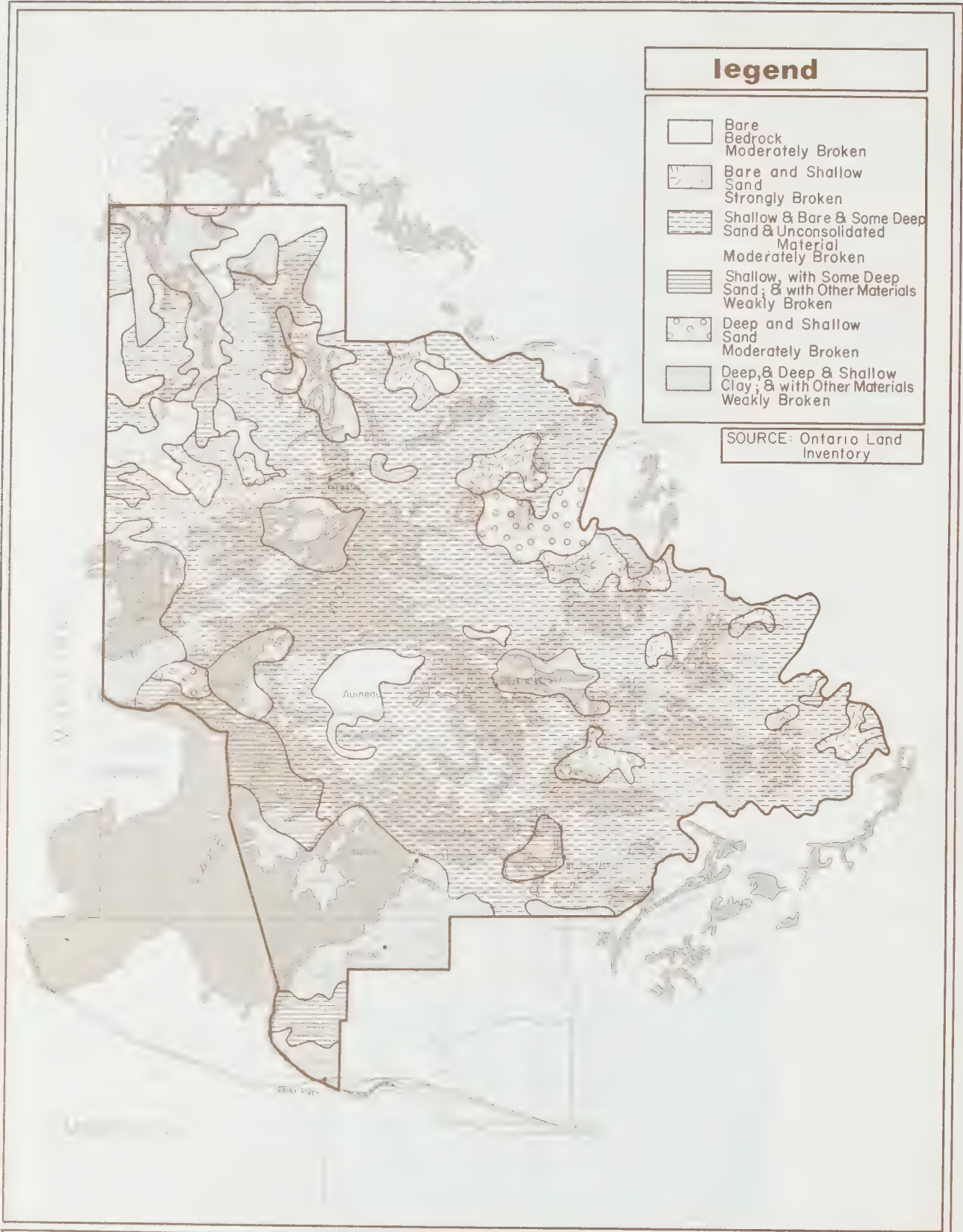
Winter sunrise,
Sioux Narrows

This section includes a brief discussion of the physical geography, history, population and present degree of development of the area, which serves as an introduction to the planning region. It then proceeds into a summary of the present use and the potential of the resources of the planning area. Each resource is considered from the standpoint of its capability and present use and its potential for additional benefits. A brief outline of existing plans affecting the planning area is also included. The last part of the section presents a summary of the problems and issues that were identified in the planning area.

Phase I of the planning process examined the resource capability, the present uses and the problems and conflicts which existed. This information was presented in the publication "Lake of the Woods Planning Area: Information Package, May 1974", which should be consulted for any specific details related to the data base.



Aerial view of French Narrows, Lake of the Woods



LAKE OF THE WOODS PLANNING AREA

PHYSIOGRAPHY

		PHYSICAL GEOGRAPHY
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C L I M A T E

The planning area is influenced by two climatic regions; the continental climate of the prairies and to a lesser degree, the marine climate of the Great Lakes. The average number of frost-free days experienced in Kenora is 128 days and the average yearly precipitation is 66 cm (26 inches). The portion of precipitation falling as snow results in approximately 150 cm (60 inches) a year. Temperatures range from a mean January temperature of -17°C (1°F) to a mean maximum July temperature of 24.5°C (76°F).

P H Y S I O G R A P H Y

The topography, soil type, and depth of soil vary significantly over the planning area. The soils range from sand to clay with the majority of the area having depths from shallow to deep. Most of the topography of the area is weakly or moderately broken.

W A T E R S H E D S

The Winnipeg River is the main drainage artery of the planning area. In the east, several smaller watersheds which drain into Lake of the Woods are included in the planning area. Rainy River to the south and east of the planning area is the major source of water for the Lake of the Woods.

HISTORY

The earliest known human presence in the Lake of the Woods area is the Palaeo-Indian culture, who hunted big game behind the retreating glaciers around 6000 B.C. Evidence of this culture has been found in Lake of the Woods Provincial Park and in the Rainy River area. The Palaeo culture was succeeded by a people called the Shield Archaic, who hunted caribou and fashioned tools of copper from the deposits on Lake Superior in addition to their chipped stone knives, scrapers, and projectile points. Several Archaic camp sites have been discovered on Lake of the Woods, dating from circa 5000 B.C. to 1000 B.C.

With the introduction of pottery, we enter what is known as the Woodland Period. The oldest pottery-making people, the Laurel culture, built the huge burial mounds along the Rainy River. These are the largest prehistoric structures in Ontario, one attaining a diameter of 113 feet and a height of 24 feet. These people were involved in quite extensive trade networks. Sometime around 800 A.D., the Laurel culture was succeeded by the Blackduck culture, Algonkian speaking peoples who were probably the ancestors of the modern Cree, Ojibwa and Algonkian tribes. Numerous camp and village sites of these peoples have been found in the planning area. This culture existed side by side, in the later Woodland period, with a culture called Selkirk by archeologists. Possibly, the co-existence of Blackduck and Selkirk pottery in the Lake of the Woods area reflects the alliance of the Cree and Assiniboine in the Fur Trade Period.

In 1688, Jacques de Noyon travelled from Kaministikwa to Lake of the Woods which he called Lake of the Assiniboine, and by 1717, Zacharie Robutel de la Noue had established French posts at Rainy Lake and Lake of the Woods. In 1733, LaVerendrye arrived on the lake and in 1736 his son, nineteen voyageurs and Father Aulneau were killed by a band of raiding Dakota Sioux who were at war with the Assiniboine and Western Cree in the fur trade rivalries of the period. The French post on Lake of the Woods, Fort St. Charles, has been reconstructed in its original location at the Northwest Angle, where the borders of modern Ontario, Manitoba and Minnesota meet. The Ojibwa joined the Cree and Assiniboine in the wars with the Sioux,

and by 1750, the Ojibwa had a firm foothold on Lake of the Woods. The conflict is still reflected in place names such as Sioux Narrows.

With the fall of New France in 1759, fur trade rivalry continued, but between the Hudson's Bay Company and the North West Company, both of whom maintained posts in the area until they amalgamated in 1821. Logging and sawmills developed in the period 1820-1870 and gold was discovered in 1881. The town of Rat Portage, renamed Kenora in 1905, was founded in 1882 with the coming of the Canadian Pacific Railway. The coming of the railway and the establishment of a paper mill at Kenora in 1923 formed the basis of the region's present dominant economic activities of the wood and tourist industries.



Indian pictograph , Whitefish Bay, Lake of the Woods

Table I		Population		
	1951	1961	1971	TOTALS
TOWNS *				
Kenora	8695	10904	10950	
Keewatin	1634	2197	2115	
Rainy River	1348	1168	1195	
Sub Total			14260	
ORGANIZED TOWNSHIPS *				
Jaffray-Melick	1322	2537	3100	
Atwood	476	417	325	
McCroscon-Tovell	369	306	285	
Morson	192	229	180	
Sioux Narrows I.D.	299	433	400	
Sub Total			4290	
UNORGANIZED CENTRES **				
Minaki	N/A	N/A	251	
Redditt	N/A	N/A	179	
Nestor Falls	N/A	N/A	315	
Sub Total			745	
UNORGANIZED TOWNSHIPS *				
Sub Total	N/A	N/A	1056	
				20,351
INDIAN RESERVES ***				
Islington (Whitedog)	730			
Rat Portage & Dalles	443			
Northwest Angle # 33B,				
Whitefish Bay # 33A	179			
Northwest Angle # 37B	105			
Shoal Lake # 39	220			
Whitefish Bay # 32A	501			
Shoal Lake # 40	228			
Big Grassy	269			
Big Island	187			
Sabaskong	277			
				3,159
TOTAL FOR PLANNING AREA				23,490

sources

- * 1971 Census of Canada, Statistics Canada
- ** Northern Affairs, Ministry of Natural Resources, Director of Statistics and Data for Unincorporated Communities in Northwestern Ontario Feb. 1975
- *** Dept. of Indian Affairs & Northern Development, Kenora, Ontario. Registered population as of Feb. 1976

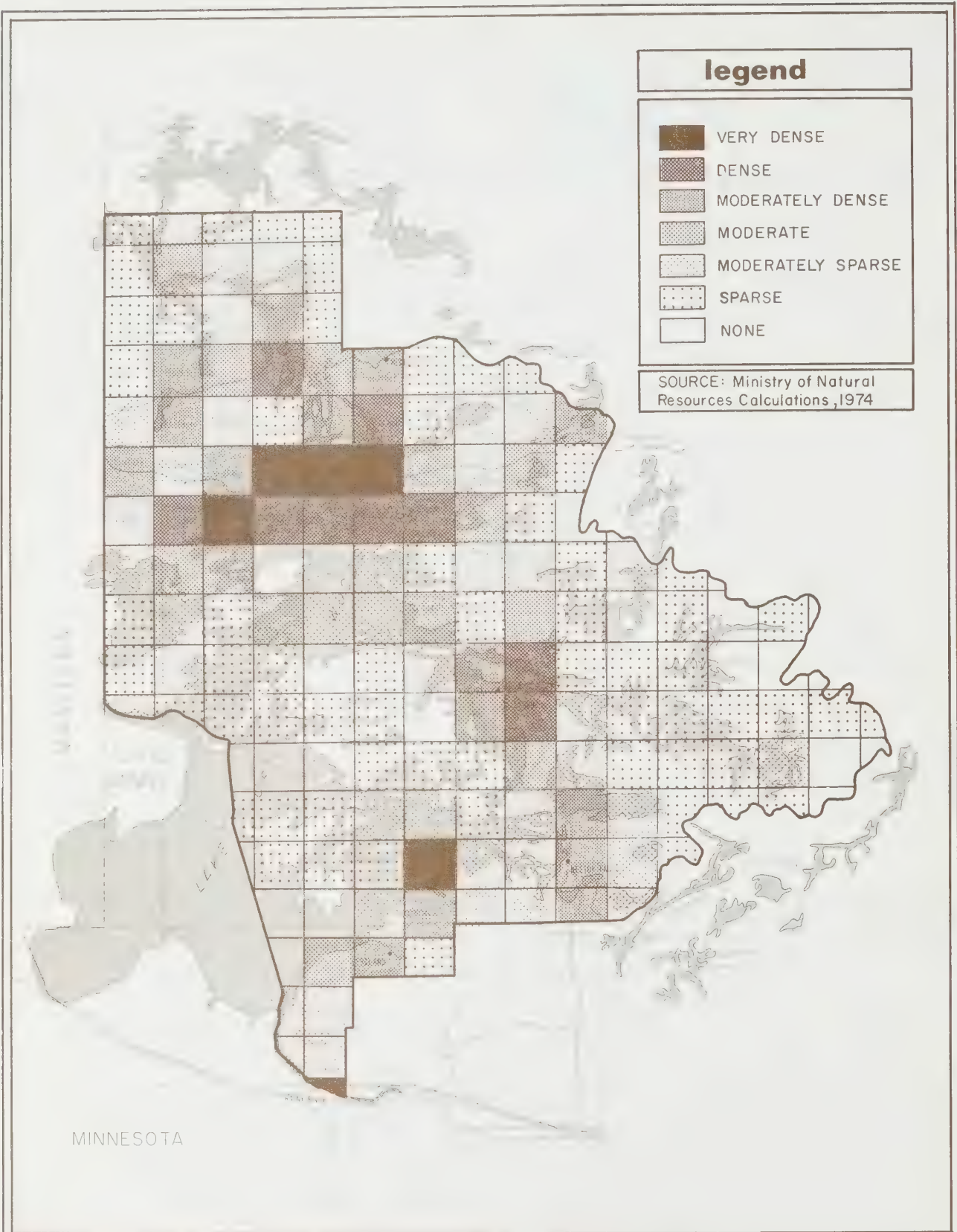
		POPULATION
--	--	-------------------

The present size and distribution of the population in the planning area is approximately 23,500 people (See Table I). The population has not changed significantly in its size or distribution for a long period of time. The main centres did experience increases until 1951 but little change has occurred since then. Some of the townships in the southern portion of the area, Morson, Atwood and McCrosson and Tovell, have had a decrease partly attributable to the moving of people from the agricultural activities in that area. On the other hand, the townships of Jaffray and Melick adjacent to Kenora have had a significant population increase due to the lack of residential land in the Kenora-Keewatin area.

The prime focus for all activities in the area is Kenora-Keewatin, with lesser concentrations at such centres as Rainy River, Sioux Narrows and Minaki. Employment is primarily based on the forest, tourism and service industries. Growth in these areas has not been significant in the last decade, however employment opportunities do exist in limited numbers. Other activities (secondary manufacturing) have not significantly developed in the area and there has thus been no great demand for an increase in the labour force.

The Indians constitute a significant proportion of the total population and are dispersed throughout the planning area, with the majority residing on numerous Reserves. Employment opportunities are presently limited to commercial fishing, guiding, wild rice harvesting, trapping, forestry, some light manufacturing, and the creation of native handicrafts.

The population distribution in the planning area can be described as being focal in nature. The population is concentrated in a few centres rather than being dispersed over the area as occurs in a typical agricultural area. The exception to this again occurs in the southern portion of the planning area. This concentration of the population gives the region a character that is quite different to the agricultural and highly populated areas in other parts of the Province. It creates a situation where there are vast areas that are void of people, a "wilderness" in close proximity to people.



legend

VERY DENSE

DENSE

MODERATELY DENSE

MODERATE

MODERATELY SPARSE

SPARSE

NONE

SOURCE: Ministry of Natural Resources Calculations, 1974

LAKE OF THE WOODS PLANNING AREA
PRESENT DEGREE OF DEVELOPMENT

		PRESENT DEGREE OF DEVELOPMENT
--	--	--

The distribution and density of various kinds of development such as roads, cottages, and hydro lines throughout the planning area was determined in order to express and analyze the degree of current use. Since most of these "uses" depend on some kind of development, it is presumed that the degree to which an area is developed is a relative expression of its level of use.

The present degree of development of the Lake of the Woods Planning Area was determined by applying a 36 square mile grid (92.24 km²), equivalent to the size of a standard township, over a map of the area. Then the development units in each square were itemized and totalled and the degree of development calculated. Criteria for doing this work are presented in Appendix G.

The Present Degree of Development Map illustrates the present level of development for each of the 36 square mile units. There is a great variation over the planning area with some units being densely developed while adjacent ones are sparsely developed. This variation is important when defining the area designations in the final section of the planning process.



Ontario Hydro dam at Whitedog Falls
on the Winnipeg River

Table II		Capability Classes
	Class 1	- Very High
	Class 2	- High
	Class 3	- Moderately High
	Class 4	- Moderate
	Class 5	- Moderately Low
	Class 6	- Low
	Class 7	- Very Low

Table III		Increase in Benefits
Slight:		less than a 10% increase over the plan horizon of 25 years
Significant:		10% to 50% increase over the plan horizon of 25 years
Major:		greater than a 50% increase over the plan horizon of 25 years

RESOURCE ANALYSIS

The purpose of the resource analysis is to establish the potential for increased benefits that can be derived from the resources of the planning area.

In each case, the resource analysis first establishes the capability of the resource - capability being defined as the natural ability of land to produce and sustain benefits at a given level of management. These capabilities were derived from both the Canada and Ontario Land Inventories as well as specific inventories carried out by the Ministry of Natural Resources. The capability for each resource is described in terms of a classification system (See Table II).

The present use of the resource is established next. Once this has been done, the potential of the resource is determined based upon the capability and the present use. This potential is given in terms of the benefits as they relate to the basic needs of man (food, shelter, jobs, recreation and a quality environment). The benefits are described as being slight; significant; or major (See Table III).

Geological mapping is used
to define the mineral potential
of an area





Main Street of Town of Kenora



Fourth Street of Town of Rainy River

C A P A B I L I T Y

While no official inventories have been conducted to identify lands suitable for residential use or associated developments, general soils inventories and field inspections indicate that severe physical limitations for additional growth exist within the boundaries of Kenora-Keewatin and adjacent to the other communities in the northern half of the planning area. In the south, Rainy River has few physical limitations for similar developments. In the organized rural municipalities, e.g. Jaffray-Melick, and the unorganized communities, e.g. Nestor Falls, Redditt, the capability for additional development, strictly from the point of view of physical capability for on site sewage disposal is higher in terms of more available space and more suitable sites. There is generally a comparably higher capability for additional residential and associated service facilities on Indian Reserves, again from the point of view of areas where the physical capability for on site sewage disposal is high, particularly the ones presently occupied.

P R E S E N T U S E

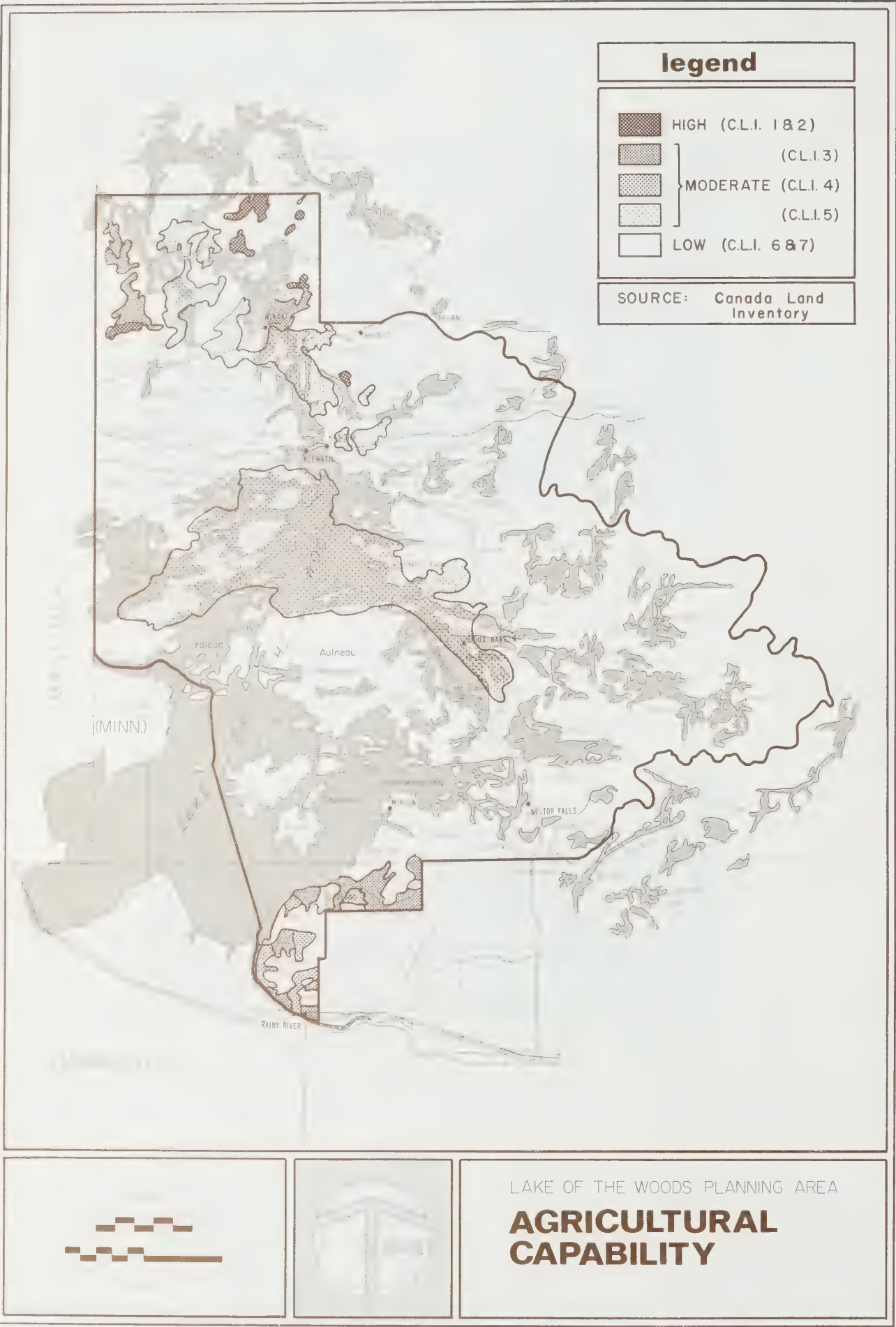
The majority of the planning area population reside within the urban centres of Kenora-Keewatin and in the Town of Rainy River. Much of the remaining population is concentrated in a few centres, leaving the majority of the planning area unpopulated.

There are basically three types of communities:

1. Year round service centres with an established tax base and a major source of employment, e.g. Kenora-Keewatin and Rainy River;
2. Those dependent upon a seasonal tourist economy and/or a relatively small tax base with some resource extraction employment, e.g. Minaki, Sioux Narrows, Redditt, Nestor Falls, Morson and Bergland; and
3. Rural residential communities including those on Federal Indian Reserves.

P O T E N T I A L

The present urban centres have a slight potential for growth. Areas most suited to additional residential development, strictly from the point of view of soil capability of on site sewage disposal, are in the vicinity of Jaffray-Melick, Redditt and Rainy River, and are predominantly privately owned. Demand for additional residential lands, while focused on the Kenora-Keewatin area, is also significant in Sioux Narrows and in the smaller centres of Minaki, Redditt, and Nestor Falls.



C A P A B I L I T Y

In general, the agricultural capability of the planning area is low. Areas of high capability are found in McCrossan, Tovell, Curran and Spohn Townships and in small pockets adjacent to the Winnipeg River to the north and south of Minaki. Moderate and low class land is scattered throughout the areas of higher capability. Moderate capability agricultural land occurs in much of the Eastern, Northern and Western Peninsulas of central Lake of the Woods but is not in agricultural production.

P R E S E N T U S E

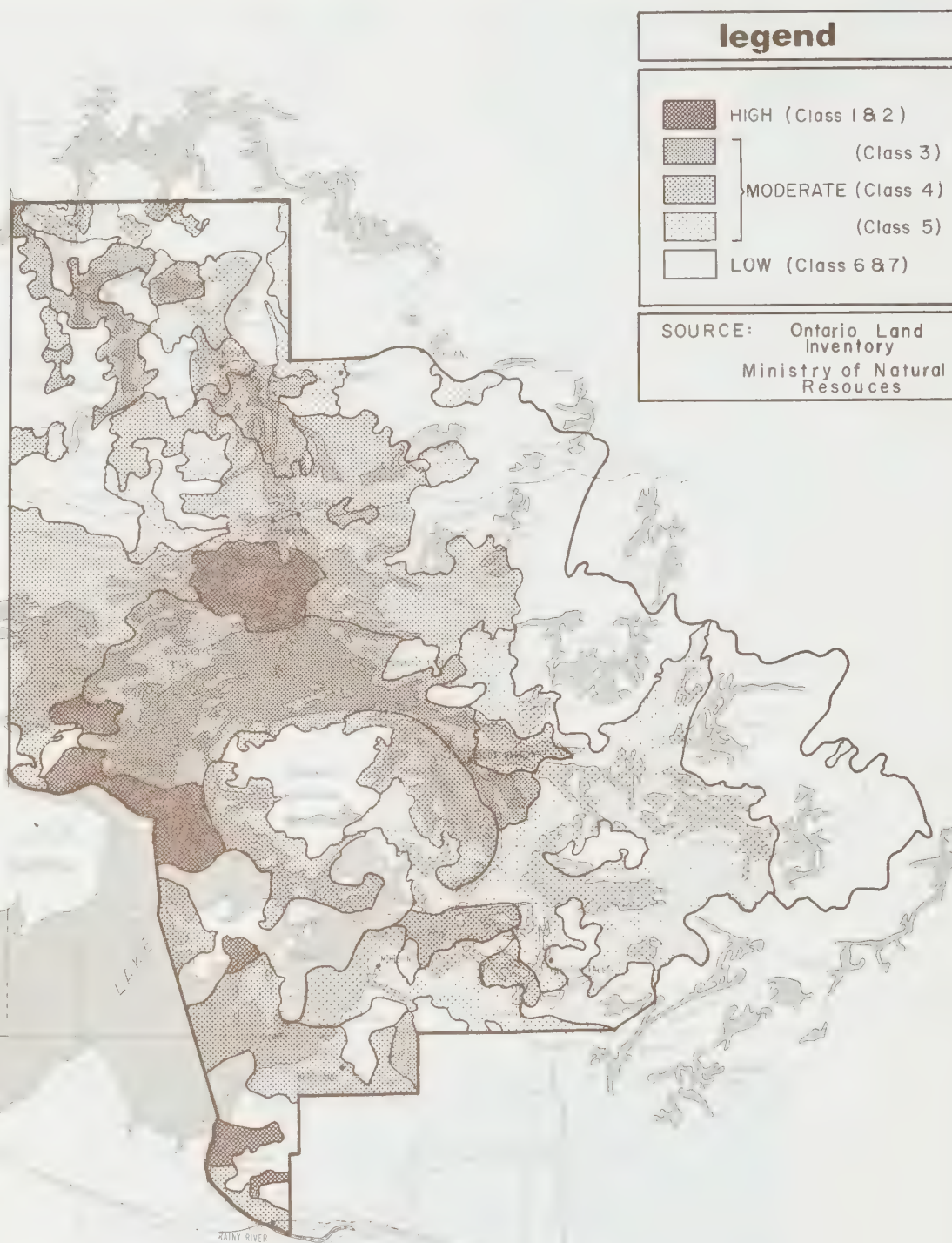
There is a limited amount of agricultural activity within the planning area. Feed grain, feeder cattle and dairy operations predominate. Lands in use are generally being worked to their capacity under present technology.

P O T E N T I A L

It is suggested that the opening of additional agricultural lands combined with changes in the scale of operation may provide a slight increase in benefits to the area in terms of permanent jobs. The costs, however, would be prohibitive in most areas for increasing cultivated areas significantly.



High quality agricultural land
in the Kenora District is scarce



LAKE OF THE WOODS PLANNING AREA

TIMBER USE CAPABILITY

Resource Analysis		Forestry
------------------------------	--	-----------------

C A P A B I L I T Y

The wide variety of physical conditions found within the planning area results in a moderate timber capability overall. Northern portions of the planning area generally have a high timber capability. To the east, timber capability is moderate to low, and to the south, generally high. Much of the Aulneau Peninsula is considered to be low in capability.

P R E S E N T U S E

The forest industry provides the main economic base for the planning area. Softwoods, such as spruce and fir, are being harvested to the maximum allowable cut, while the harvest of hardwoods, such as poplar and birch, are well below the allowable cut. This is due to the present cost of forest operations, lack of a market and the general low quality of this type of timber in the planning area.

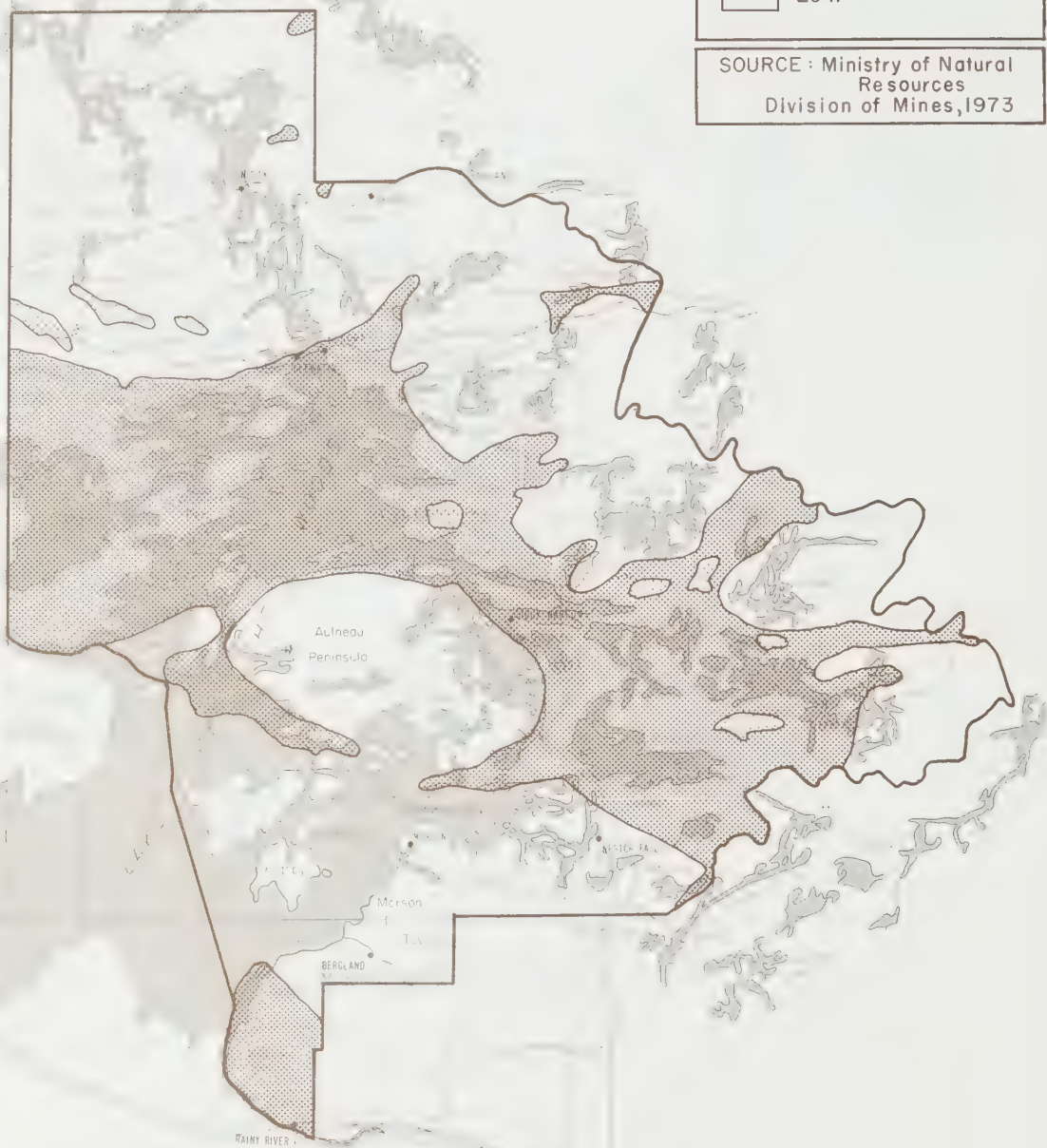
P O T E N T I A L

Since the present harvest of softwoods is at a level equal to the area's annual production capability there is likely to be little or no expansion in the industrial use of conifers unless wood is imported. However, the utilization of the surplus hardwood volumes in the area could provide the additional timber that will be needed in the event that modernization and/or expansion of existing manufacturing plants take place in the future.

legend

- HIGH
- MODERATE
- LOW

SOURCE : Ministry of Natural Resources
Division of Mines, 1973



LAKE OF THE WOODS PLANNING AREA

**MINERAL
POTENTIAL**

Resource Analysis		Mining
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C A P A B I L I T Y

The general mineral potential of the Lake of the Woods planning area is considered to be high, especially for gold and base metals. This is particularly so in a central swath of land extending from Shoal Lake to Rowan Lake, including the Northern, Western and Eastern Peninsulas and much of the planning area east of Highway 71 and south of Sioux Narrows. The southern townships of Curran, Atwood and Spohn are also considered to have a high mineral potential for gold and base metals. The balance of the planning area, with the exception of the Townships of MacNicol and Tustin where there is moderate uranium potential, has a lower capability for mineral occurrence. While present information regarding aggregate deposits is sparse, the existing data would suggest potential varies considerably throughout the planning area.

P R E S E N T U S E

Mining activities provide few benefits to the area. A change in market conditions or the opening of a new mine-mill operation could reverse this situation. Mineral exploration however, does provide both direct and indirect benefits to the residents of the planning area.

P O T E N T I A L

Major potential for increased benefits exists from mining activities exclusive of aggregate deposits which will continue to meet local needs. Where conflicts between land uses arise, for example between mining and recreation, the costs and benefits derived from the competing uses must be accurately determined to ensure continued benefits to the people of the planning area.



Stretching beaver hide



Setting beaver trap

Resource Analysis		Commercial Fur Trapping
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C A P A B I L I T Y

Although the capability of the area to provide commercial fur has not been established, Ministry of Natural Resources information suggests it may be described as being moderate.

P R E S E N T U S E

Even though the entire area is licensed, present harvests are considered to be well below the area's capability. While most trappers do not use their traplines as their sole source of income, they do provide a valuable supplement for some families.

P O T E N T I A L

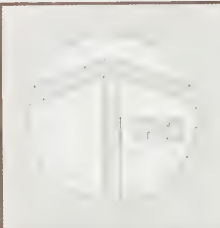
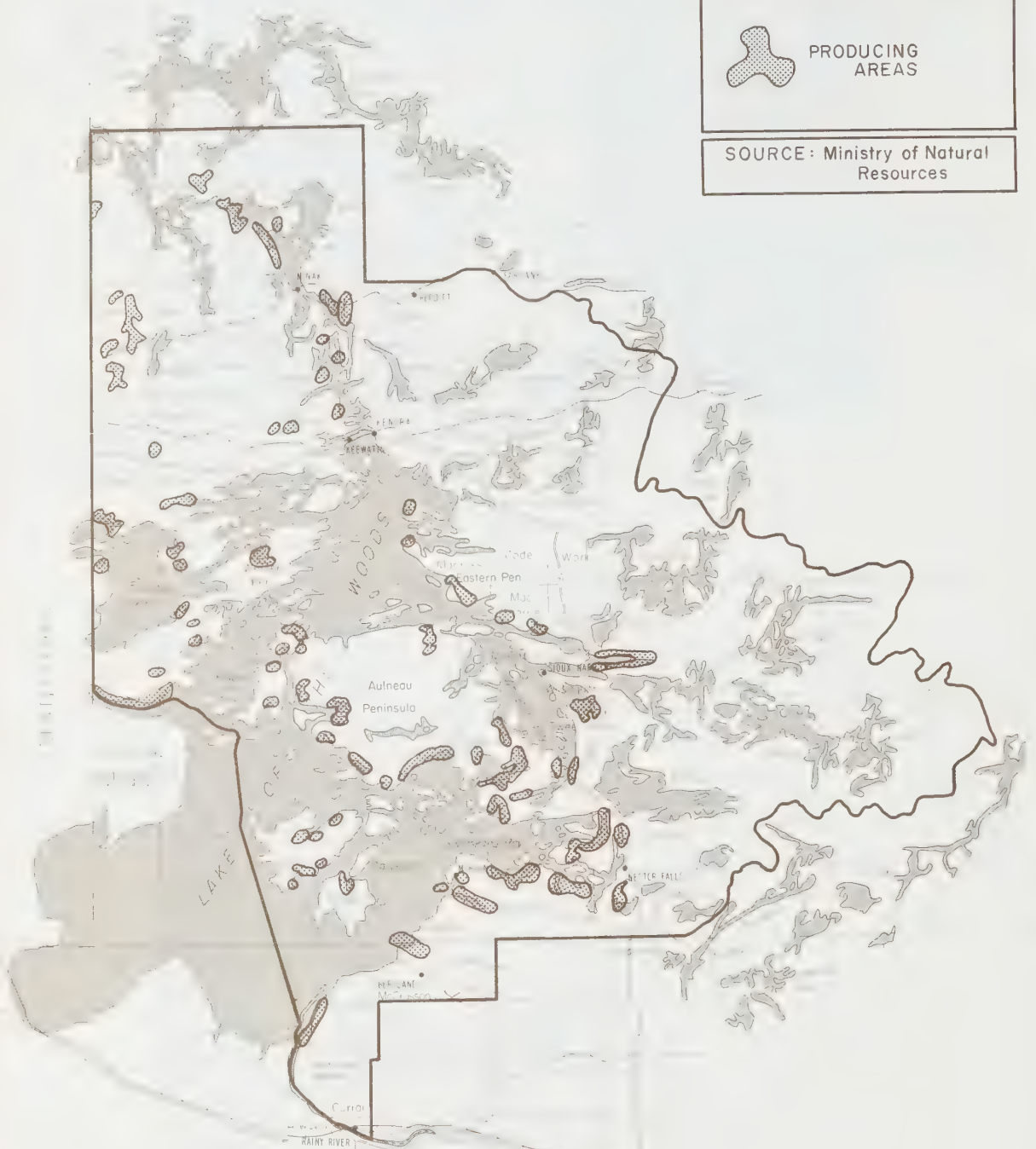
It would appear that future increases in the fur harvest in terms of job benefits derived will be slight. Increased harvests when species are prolific or have higher priced pelts could result in a significant increase in dollar benefits to individual trappers. However, the periodic fluctuations in animal populations as well as the difficult working conditions relative to available job alternatives may hinder significant harvest increases.

legend



PRODUCING
AREAS

SOURCE: Ministry of Natural
Resources



LAKE OF THE WOODS PLANNING AREA

**WILD RICE
PRODUCING AREAS**

Resource Analysis		Wild Rice
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C A P A B I L I T Y

A significant number of lakes within the planning area, including Lake of the Woods and Shoal Lake, possess an environment capable of producing wild rice. Indeed, the planning area as a whole could be said to have a high capability for producing this indigenous grain.

P R E S E N T U S E

For the most part, the annual wild rice harvest falls below the area's productive capability. In the planning area, the harvest of wild rice has ranged from a high around 450,000 kilograms (one million pounds) in 1973 to a low of almost none in 1966. The average harvest from 1963 to 1974 has been slightly over 90,000 kilograms (200,000 pounds). During a relatively short period, wild rice provides both an important source of income for many native families as well as an opportunity to re-embrace their cultural heritage by revisiting traditional picking areas as their fathers and their fathers before them have done.

P O T E N T I A L

The potential for major dollar benefits from this resource appears to be high. It must be noted however, that weather, major fluctuations in water levels, and general recreation use of the area will all influence annual wild rice yields. New methods of harvesting, processing and marketing should produce greater income for the people of the planning area.



Happy angler on Lobstick Bay,
Lake of the Woods



Commercial fishing on Lake of the Woods

Resource Analysis		Fisheries
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PRODUCTIVITY

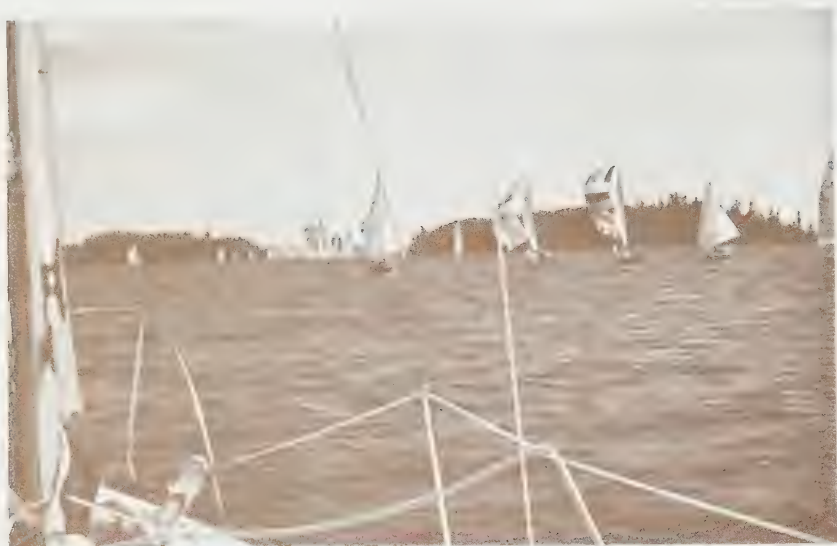
There is a wide variation in the productivity of the lakes in the planning area. In the eastern portion of the planning area, most lakes produce a limited amount of fish (pounds of fish per surface acre of water), but are important as lake trout waters. Other lakes to the north west tend to be of higher productivity. Lake of the Woods is of intermediate fertility in relation to other lakes in the Province. Variations occur within the lake with such areas as Whitefish Bay being of lower productivity but representing a sensitive lake trout area. In comparison, Shoal Lake is of considerable higher productivity.

PRESENT USE

The fisheries resource in the planning area is harvested by both sports and commercial fishermen. The commercial catch is concentrated on Lake of the Woods and Shoal Lake and is continually monitored. The harvest by anglers is obviously much more difficult to determine and an estimate is available for Lake of the Woods only. On Lake of the Woods and Shoal Lake, the total annual production in some years is estimated to be almost completely harvested commercially. In combination with the sports fishery total, the annual catch often exceeds annual production. In some bodies of water of the planning area, pike, walleye and lake trout in the larger size classes have concentrations of mercury that exceed approved levels.

POTENTIAL

While in the planning area there may be a possibility for a slight increase in total catch, under existing pressures there is no potential for increased production on Lake of the Woods. Annual variations in yield occur due to changing year class availability and fishing effort. On the interior lakes of the planning area, there are a variety of conditions existing from lakes that are over-harvested by sports fishing to those not fished at all. The major concern for the interior lakes is the possibility of over-harvesting or destruction of the lake trout fishery habitat. The lake trout yield will decrease where development and access are responsible for altered nutrient loadings or increased fishing pressures. As productivity and annual success ratios on Lake of the Woods have not in the past been significantly affected by walleye stocking programs, artificial improvements in annual yields by means other than current management practices are not feasible at present. The impact of mercury contamination on any plans or programs connected with commercial or sports fishing must be taken into account.



LOWISA Regatta
on Lake of the Woods



Day-use area at Sioux
Narrows Provincial
Park on Regina Bay,
Lake of the Woods



Cross country skiing
in Rushing River
Provincial Park

Resource Analysis		Recreation
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CAPABILITY

The ability of the planning area to attract and sustain various extensive recreation uses is not as high as may initially be perceived. The attractiveness of the region is highly evident, but its fragile nature does set limitations on the amount, type and location of development. The limiting factor that will establish the amount and type of recreation use that the area can sustain will be the water quality. It is an underlying premise for this plan that increased development should not reduce the existing trophic status of the water. In addition, soil depth and aesthetics impose limits on development. The location of recreation use will be limited by site restrictions and/or the costs of improving the site to comply with Ministry of the Environment sewage standards.

According to a set of criteria established by the Ministry of Natural Resources relating present water quality and recreation use, it has been determined that the planning area can sustain approximately 2.0 million additional recreation user days based on current knowledge (See Appendix C for water capacity calculations). This figure represents an extremely conservative measure employing many safeguards and allowing for future flexibility. It also considers only the present situation in regards to such technical developments as waste disposal systems.

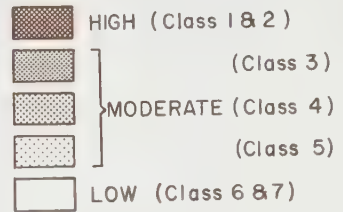
PRESENT USE

The present level of recreation use generated in the planning area is approximately 2.5 million user days (Appendix D). This has been calculated from various types of activities: park use, including camping and day-use; commercial tourist facilities; cottages; and unregulated uses of Crown land. The present use that does take place in the area is not totally dispersed. Concentrations occur particularly in areas on the northern and eastern edges of the Lake of the Woods.

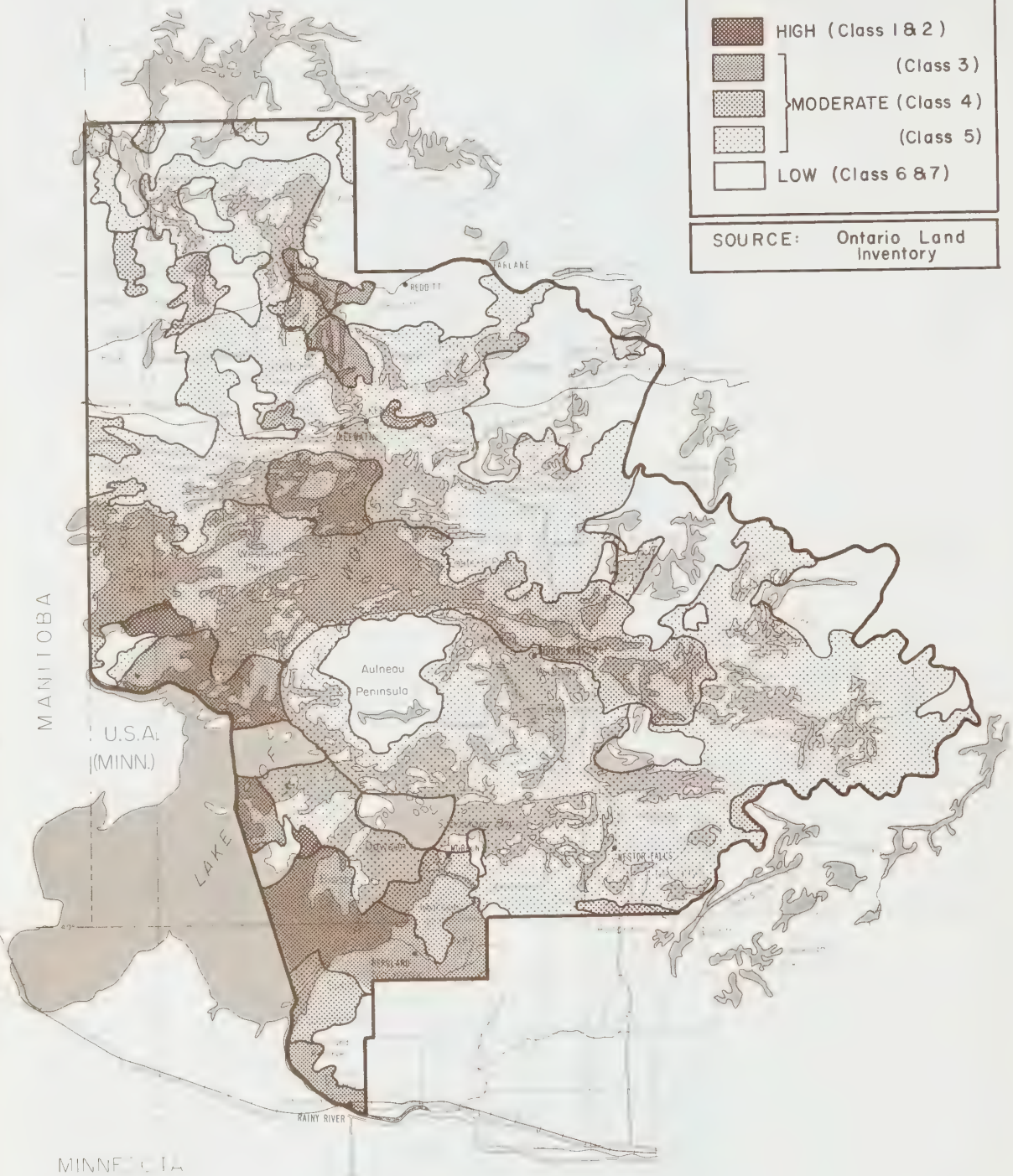
POTENTIAL

There is significant potential for increased benefits in the planning area from recreation activities which can be utilized in many ways.

legend



SOURCE: Ontario Land Inventory



kilometres



LAKE OF THE WOODS PLANNING AREA

**WILDLIFE
CAPABILITY (DEER)**

Resource Analysis		Wildlife
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C A P A B I L I T Y

The capability for wildlife production, particularly the larger species of game animals (deer, moose and bear), is moderate throughout the planning area. The area possesses low to moderate capability to produce a local population of waterfowl. Local bird populations are augmented annually by the influx of migrant birds particularly to the southern parts of Lake of the Woods. The most sought-after species of upland game is the ruffed grouse. The area has moderate capability for grouse production but the natural population fluctuations greatly affect hunter success.

P R E S E N T U S E

The present hunting pressure by non-local people is based on big game species. Present levels of moose and deer hunting pressure are probably close to the area's potential for ensuring a self-sustaining population. While the harvesting of upland game is below the area's yearly production the annual yield of local waterfowl is utilized.

P O T E N T I A L

The potential for increased benefits to tourism through big game hunting in the planning area is slight. The potential for increased benefits to local recreation from big game, upland game and/or waterfowl hunting, is slight to significant. In addition, the area has significant potential for wildlife viewing.



		<h2>SUMMARY OF RESOURCE ANALYSIS</h2>
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The potential of the resources of the planning area can be summarized into three groups.

1. Slight potential. Forestry, agriculture, commercial trapping, sports and commercial fishing, and wildlife are presently utilizing the various resources at or near their maximum capability. Thus from these activities, there is only slight potential available.
2. Major potential. Mining and wild rice are being used well below their potential. There is a high potential for mineral production in the area. Present extraction activities are minimal and future production is unknown, but because of the high potential, exploration is a continuous, high-level activity that brings indirect benefits to the area in providing temporary jobs and an outlet for support services.
The rice producing areas in the planning area are not always fully harvested. Changes in the management of the crop, including artificial seeding of selected areas, improved harvesting techniques and water level controls may increase the potential and provide a major increase in benefits.
3. Major potential. The potential for recreation established on the basis of present water quality in the planning area was determined to be 2.0 million additional recreation user days. This provides the opportunity to almost double the present recreation use in the area without a decrease in water quality if the entire potential was used.

With the exception of sports and commercial fishing, there are presently no major user conflicts among the above activities in the planning area.

Table IV		Summary of Resource Analysis			
OBJECTIVE CATEGORY		PRESENT USE		POTENTIAL FOR INCREASED BENEFITS	
ACTIVITY	TYPE	PROPORTION OF MAX. CAPACITY	EXISTING SITUATION (given in approx. figures)	DEGREE	BENEFITS
URBAN	KENORA & KEEWATIN (pop. 13,000)	AT or NEAR	3,300 residences	SLIGHT	170+ units infilling, redevelopment
	RAINY RIVER (pop. 1,200)	BELOW	300 residences	SIGNIFICANT or MAJOR	150+ units
RURAL RESIDENTIAL	TRI-MUNICIPAL; Jaffray Melick et al (pop.4,000)	BELOW	1,000 residences	MAJOR	500+ units
	SOUTHERN TOWNSHIPS (pop. 800)	BELOW	200 residences	MAJOR	100+ units
	OTHER EXISTING COMMUNITIES (pop.1145)	BELOW	230 residences	SLIGHT or SIGNIFICANT	up to 50 units
	INDIAN RESERVES (pop. 3,000)	BELOW	475 residences	SIGNIFICANT	140+ units
AGRICULTURE		AT or NEAR	12 - 15 permanent jobs	SLIGHT	income; a few jobs
FORESTRY	SOFTWOODS	AT or NEAR	2,000 jobs	SLIGHT	up to 200 jobs
	HARDWOODS	BELOW	no jobs at present	MAJOR ¹	up to 400 jobs
MINING		BELOW	35 - 50 jobs (varies)	MAJOR	300 jobs possible with any additional development
COMMERCIAL FUR TRAPPING		BELOW	variable; 150 seasonal jobs, less than \$75,000	SIGNIFICANT	\$25,000 - \$50,000 no increase in jobs

WILD RICE		BELOW	-up to 1,000 seasonal jobs -90,000 kilograms per year on 10 yr. average	MAJOR	-some permanent jobs -50% increase; an additional 45,000 kilograms per yr. on 10 yr. average
FISHERIES	SPORT SPECIES	ABOVE	-fished commercially and as a sport -total catch: 1,100,000 kilograms per year	NONE	-a few species have some potential for increased harvest
	COARSE SPECIES	BELOW	-fished commercially -225,000 kilograms per year	SIGNIFICANT	-economic and employment but low dollar value at present
COTTAGING		BELOW	-4,600 units -1,380,000 user days	MAJOR ²	-2 million user days ³ -economic gains
PUBLIC RECREATION		BELOW	-390,000 user days	MAJOR ²	-2.0 million user days ³
COMMERCIAL RECREATION		BELOW	-720,000 user days -1,400 seasonal jobs; 200 permanent jobs; @ \$30.00/user day \$21.6 million	MAJOR ²	-2.0 million user days ³ -2,800 seasonal ^{3,4} 40 permanent -\$60 million
WILDLIFE	BIG GAME (moose)	ABOVE	use unknown	NONE	-----
	BIG GAME (deer)	AT OR NEAR	use unknown	SLIGHT	-----
	UPLAND GAME, WATER FOWL	BELOW	use unknown	SLIGHT or SIGNIFICANT	-----

1. Costs, markets and wood quality are highly restrictive factors.
2. Total unused recreation potential is 2,000,000 user days (limited by availability of potential user days as determined by water quality).
3. If all potential user days allocated to this category.
4. Ratio may change with changes in types of lodges that might develop.

		<h2>OTHER PLANS</h2>
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REGIONAL PLANS

Several plans which deal with either all or a portion of the planning area presently exist.

Design for Development: Northwestern Ontario Region Phase 2 Policy Recommendations. Department of Treasury & Economics, October 1970.

Design for Development deals with the problems and potentials of the Northwestern Region. Many of these are common to the Lake of the Woods Planning Area. Also presented are goals and objectives for the Region in terms of growth strategy, the selection of growth centres and a statement of targets for new employment and a host of other socio-economic factors, all of which have an effect upon the planning area. This document is currently being reviewed and updated by the Provincial Government.

Kenora-Rainy River Area Transportation Study. Ministry of Transportation and Communications, June 1972.

This study was carried out as a component of the Design for Development program for regional development. The objectives of the study are a synthesis of numerous objectives stated in the Design for Development report for Northwestern Ontario. The study recommended improvements to several existing highways and proposed two new highways; one from Fort Frances to Dryden, which is presently under construction and a road from Sioux Narrows to Eagle River for resource extraction purposes. The latter has been indefinitely postponed.

Strategic Land Use Plan - Northwestern Ontario Planning Region: Background Information and Approach to Policy. Ministry of Natural Resources, November 1974.

This report provides background data to assist the public in analyzing and reacting to proposed candidate policies which are to be used as guidelines to co-ordinate the land use programs of the Ministry of Natural Resources. Revised policies were presented for public review and comment in September, 1977.

LOCAL PLANS

An Official Plan for the Kenora-Keewatin, Jaffray-Melick area known as the Tri-Municipal Plan is presently being prepared.

Zoning by-laws are being considered by the communities of Rainy River and the Improvement District of Sioux Narrows for the control of land use and development.



The boat lift between Lake of the Woods
and the Winnipeg River

		PROBLEMS AND ISSUES
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During the initial phase of the planning process, problems and issues affecting land use and resource development in the planning area were defined. Through meetings with the public, the Regional Advisory and Inter-Ministry Steering Committees and through questionnaire responses and written briefs, these problem and issue statements were refined.

The outcome was a set of problems and issues of major significance to the future welfare of the planning area. Some can be dealt with under the terms of reference for this plan; others encompass areas of Provincial concern or require the attention of other agencies not involved in this plan.

R E S I D E N T I A L L A N D U S E

An inadequate supply of suitable residential land affects the growth potential of the planning area and the living standards enjoyed by its inhabitants. Much of the planning area is physically unsuitable for future housing development and residential services which results in higher land servicing costs and/or misuse of the environment. In addition, conflicting demands exist where areas of highest potential for future residential development coincide with agriculturally productive areas or areas supporting recreational use.

COMMERCIAL RECREATION

The viability of the existing commercial tourist operations based upon the traditional pursuits of fishing and hunting has been adversely affected by a decline in the local sports fishing and hunting resources and by the increased minimum wage rates, which must be paid by employers. The importance of the industry as a major economic force in the planning area makes it essential that tourism be maintained and, where suitable, expanded.

COMMERCIAL AND SPORT FISHING

The sports fishermen, the base of the tourist industry of the area and the commercial fishermen are largely competing for the same sports fish species (walleye). This has led to the present situation where the annual harvest of walleye in the Lake of the Woods is exceeding the natural productivity of the lake for this species, resulting in a declining sports fishing success ratio. This in turn has led to poor returns for the commercial fishermen and a decline in the attractiveness of the area to sports fishermen and, therefore, a reduction in commercial tourist activities associated with sports fishing.

Added to this problem are the alleged fishing violations and uncontrolled fishing pressures originating from the United States portion of the Lake of the Woods. This pressure, probably excessive, from the United States side provides few benefits to Ontario residents while contributing to the depletion of the fisheries resources of Ontario. In this regard, present controls and enforcement efforts are inadequate. Commercial fishermen have a further problem - both willful and accidental damage to fishing nets and the theft of fish from set nets is occurring.

WILDLIFE

Local big game populations have been reduced. This situation has affected the interests of resident and non-resident hunters, commercial tourist operators and local naturalists.

RESOURCE EXTRACTION

While the economy of the planning area will continue to rely heavily on the wood industry and on potential mining developments, the tourist industry is also a major component of the economy of the area. Because the tourist industry is reliant upon a high quality, natural environment with the emphasis on scenic and water resources, it is necessary that the operation of the wood and mining industries not result in deterioration of these resources. In this regard, resource extraction activities along shorelines are considered to detract from the aesthetic character of the lakes and waterways and, therefore, should be avoided. Log booming, while an inexpensive, effective method for transportation and storage of logs, conflicts with recreational boating and threatens the quality of water in storage areas where bark and sunken logs cause bottom oxygen deficiencies.

COTTAGING

There exists a shortage of cottaging opportunities for residents of the planning area. Because of the proximity of the area to large populations in Manitoba and the United States, a heavy demand for lots exists, especially on Lake of the Woods and the western portion of the planning area. This situation creates an inflated market value for those lots available.

PUBLIC RECREATION

There are insufficient designated camping and day use areas within the planning area, particularly within the vicinity of population centres. This leads to conflicts between tourists and local users and results in the rapid deterioration of sites through overuse.

PUBLIC ACCESS POINTS

Several problems associated with public access points exist in the planning area. These include; 1) inadequate public access to the northern portion of Lake of the Woods to meet the existing demand; 2) the location of access points in close proximity to commercial tourist developments which can be detrimental to these operations by creating additional pressures on the supporting scenic and fishery resources and by providing a facility the commercial tourist operator is charging for; and 3) public access to sensitive lake trout lakes from roads developed primarily for resource extraction purposes is harming this valuable fishery.

AULNEAU PENINSULA

The need to maintain a "large, relatively undeveloped natural area" on Lake of the Woods where boating pressures are not excessive and the evident impact of man is negligible has been emphasized by both the local commercial tourist operator and the resident recreationist.

Suggestions for the protection of the "remote character" of central Lake of the Woods, including the Aulneau Peninsula and surrounding islands, range from a proposal for a national or provincial park, a wildlife sanctuary or nature reserve, to controls which would restrict access and the development of permanent structures. The national park proposal in particular has met with opposition from those who desire to maintain trapping, hunting and logging rights and freedom of access to the area.

It has also been indicated that road access onto the Aulneau Peninsula would destroy the "unique remote character" of the area.

CHARACTER OF THE AREA

The natural, scenic and undeveloped character of central Lake of the Woods is considered to be of great importance. Excessive boat traffic or development of any kind in this portion of the lake would jeopardize this character.

WATER LEVELS

Water level fluctuation, particularly in the early spring, is detrimental to the natural production of wild rice, to fish spawning and to various recreational pursuits. However, water levels on Lake of the Woods must be maintained to satisfy power requirements for dams at Kenora and on the Winnipeg River.

WATER QUALITY

Algae blooms affecting water clarity, colour, odour and participation in water contact recreation activities (eg. swimming, skiing) occur during mid to late summer on Lake of the Woods, particularly in the southern portion of the planning area. This "bloom" has been attributed to both natural enrichment as well as introduced nutrient loadings from cottage, townsite, industrial and agricultural sources.

GROWTH RATE

The Design for Development - Northwestern Ontario Region (1970) report recommended a moderate rate of growth of from 1.0% to 2.5% for the region. Lack of suitable residential lands, deteriorating water quality, excessive boating and fishing pressures and overuse of existing recreation facilities support a review of the above recommendation for the planning area.

FLEXIBILITY FOR FUTURE DEVELOPMENT

As the effect of future economic growth trends and technological developments cannot be predicted and as leisure time pursuits will undoubtedly change, flexibility for future changes in plan implementation must be provided for.

SECTION II

ALTERNATIVES



Clearwater Bay,
Lake of the Woods



July 1st celebrations
at Sioux Narrows,
Lake of the Woods



Access Point at
Clearwater Bay,
Lake of the Woods

		GROWTH ALTERNATIVES
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During the first phase of the plan, a difference of opinion was found to exist as to the future rate of growth for the planning area.

As part of the provincial planning program (Design for Development) in Northwestern Ontario, it was determined that a moderate growth rate up to 2.5% per year should be accommodated in the region.

The implications of this growth rate in terms of increases in population and number of jobs were presented to the public who questioned the desirability of this rate. Many felt the area could not attract or support this level of growth and, therefore, the plan should not attempt to provide opportunities for that level of growth.

As a result of this concern, it was decided to examine maximum alternative rates of growth and the implications these alternatives would have for the planning area.

To determine a likely growth rate for the 25 year duration of the plan in an area as large as the planning area and considering the uncertainty as to what might take place in terms of natural resources utilization would be unrealistic. Therefore, the aim was not to project what the future growth would be but to determine a maximum growth rate which could be accommodated. In this regard, three rates of growth were examined: 1.0%, 1.5% and 2.0% per year (See Table V).

Table V		Growth Alternatives		
Alternative	1	2	3	
Growth Rate (per year)	2.0%	1.5%	1.0%	
Population - Present	23,500	23,500	23,500	
- Projected Increase	15,000	10,600	6,600	
- Projected Total	38,500	34,100	30,100	
Additional Jobs Required	3,300	2,400	1,500	

Two major factors consistent with the goal had to be considered in determining a maximum growth rate for the planning area. The first dealt with over-extending the use of the resources and land base, which could result in the deterioration of the quality of life desired for the area. The second was concerned with the lack of future job opportunities for the people of the planning area.

Based upon the foregoing considerations, the plan can accommodate up to a maximum annual growth rate of approximately 1.5% over the life of the plan.



Kenora waterfront

RESOURCE EXTRACTION ALTERNATIVES

The alternatives which were developed considered two factors:

1. the present use and benefits which are currently derived from the resources should be allowed to continue. In the future, changes in land use in certain areas may be implemented in order to be fair to other users and also achieve the desired objectives; and
2. the utilization of the resources of the planning area will be directed by both the General Land Use Plan and in addition, by particular resource management techniques and environmental guidelines.

The limited potential of the resources in the planning area to provide additional economic and employment benefits in most cases, restrict the number of alternatives available for the use of the area's resources.

Based upon the above factors, the resource analysis, and the needs and wants of the people, the following resource use alternatives were derived.

Commercial fisherman,
French Portage Narrows,
Lake of the Woods



Alternatives		Agriculture; Forestry; Mining; Commercial Fur Trapping; Wild Rice
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Due to marketing demands and resource limitations, the only feasible alternative for these activities is to permit their continuation at rates in harmony with the resource capability and the environment. With the exception of increased mineral exploration or the development of a new mineral deposit, few additional jobs will result from any expansion within these resource fields in the planning area.

Alternatives		Sports and Commercial Fishing
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The fisheries resource in the planning area is harvested by both sports and commercial fishermen. As present studies indicate that the overall harvest on Lake of the Woods and Shoal Lake is exceeding productivity levels, management practices will have to be implemented to ensure continued production. There are several alternative approaches that could be considered:

1. to maintain the status quo for both fisheries. With this alternative, there would be no increase in annual harvest but rather the possibility of a slight decrease in annual yield due to the pressures of over-fishing of sports species;
2. to increase the commercial fishing harvest. With this alternative, there would be a slight decrease in sport fishing success rates;

3. to stop all commercial fishing on Lake of the Woods. With this alternative, it would be probable that while there would be a significant increase in available fish, an equivalent increase in sport fish success rates could not be expected. Some resource potential in sports fish would be lost to an increase in coarse fish; and
4. to decrease the sport fish catch by both sports and commercial fisheries to a level which would bring the total harvest in line with the biological productivity.

The regulation of land use will also affect the sports fishery productivity. Increased development, access and fishing pressures on sensitive inland lake trout lakes will in particular, affect sport fishing success ratios. Development and access close to known walleye spawning and feeding beds would have a similar detrimental affect on that fisheries resource.

In choosing an alternative, it was considered imperative that the fisheries harvest not exceed the productivity of any area. Therefore, the fourth alternative of decreasing the sports fish catch by both sports and commercial fisheries to a level which would bring the total harvest in line with the biological productivity was chosen. To achieve this alternative, a quota system on the commercial walleye harvest related to productivity of licensed areas should be established. In addition, as the maintenance of the sports fishing potential is considered essential to achieving the recreation resource objective, future management practices should ensure its viability which could entail the need for additional controls on sports fishing activities.

With regard to land use controls, it will be necessary to limit future development and access to some lakes, particularly designated lake trout lakes.

		RECREATION DEVELOPMENT ALTERNATIVES
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There are an infinite range of alternatives available for the allocation of the 2.0 million additional user days that, based on water quality standards, were calculated to be "available" for various recreational activities. In keeping with the goal for the planning area, this is the maximum additional use that the area can presently support based on current knowledge. Through public discussions, it was felt that of the present recreational use of 2.5 million user days, a 50% increase or 1.25 million user days could be sustained while still retaining an "undeveloped character" for the area. It is proposed that the remaining potential user days be set aside at present to preserve some future flexibility for an increase in use of existing facilities, the development of innovative recreational pursuits or a change in user perception of what constitutes an acceptable recreation experience.

To illustrate how this potential could be distributed among the various recreation activities now occurring, several feasible examples were presented to the public for their consideration. These ranged from reserving the majority of the additional recreational user days for future use, and thus restraining current demand for expansion, to allocating the majority of potential to one or two activities. The consensus was that basically, the present situation or "status quo" should be continued with minor variations to alleviate existing problems or inequities.

Keeping in mind that the overall maximum growth rate for the planning area was publicly decided at 1.5%, an attempt was made to reflect this rate where possible in allocating the potential user days. It should be recognized that while the permanent resident population in the planning area may remain static, or even decline during the life of the plan, the non-resident seasonal population and resultant recreation pressure can be expected to increase. Therefore, the allocation of the recreation user days to the various recreation activities incorporates this demand as well as that from the permanent population.

The following are the chosen alternatives for each of the recreation activities dealt with in the plan.

Alternatives		Cottaging
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A maximum allocation of an additional 500,000 recreational user days for cottaging will be accommodated in the planning area. Based on an average occupancy of 300 user days per cottage per year, this would allow a maximum additional 1,700 cottages to be supplied for the residents and non-residents of the planning area over the 25 year length of the plan. This would result in a maximum average annual increase of 1.25% of existing cottaging.

It is intended that the provision of cottaging should take place in accordance with the population growth rate of the planning area but, at the same time, take into account the popularity of the area and its proximity to large centres in Manitoba and the United States and changes in demand, for example an increase in disposable income.



New form of cottaging on Clearwater Bay, Lake of the Woods

Alternatives		Commercial Recreation
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Of the new job opportunities required in the planning area, it is apparent that the majority must be provided from commercial recreation activities. These activities include lodging, out-fitting, marinas, etc.

To aid in the provision of needed employment opportunities and recognizing that this area serves as a potential recreational centre for several million urbanites who live within driving distance, a maximum 460,000 additional user days have been allocated for commercial recreation. This would result in a maximum average annual increase of 2.0% of the existing commercial recreation use over the 25 year period of the plan.

Alternatives		Public Recreation
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During the past few years, there has been a disproportionate increase in public recreation activities both by residents and tourists in relation to the growth of other recreation pursuits.

The chosen alternative recognizes that facilities for public recreation must attempt to accommodate this demand. Therefore, a maximum of 330,000 additional recreation user days have been allocated for public recreation which would result in a maximum average annual increase of 2.5% of the existing public recreation use over the 25 year period of the plan.

SECTION III

LAND USE PLAN

The goal of the General Land Use Plan as set out earlier is:

to provide a place where the highly desirable environmental characteristics are maintained while still providing acceptable levels of development for quality recreation experiences, community life and resource extraction.

This goal can only be achieved if the plan concerns itself with both Crown land and private land through out the planning area. As part of the intent, new developments will be encouraged on private land rather than Crown land. Present non-conforming land uses will be allowed to continue unless it is specifically stated that they should be removed. In some instances, they may not be permitted to expand.



Aerial view of Town of Kenora
looking north towards Rabbit Lake

		URBAN AND RURAL RESIDENTIAL POLICY
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The policy is to ensure that land is available for housing in suitable locations in order to provide for the needs of the population of the planning area. Residential development will be directed to fully services areas such as Kenora-Keewatin and Rainy River. Local demand in communities like Nestor Falls and Sioux Narrows will be satisfied. Where practical new resource extraction developments will be required to make greater use of commuter operations as a means of reinforcing exiting communities. The determination of the lands that will be open to housing will be made at the detailed level during local planning programs, as for example in the preparation of the Tri-Municipal Official Plan. It is the intent that residential development occur on patent land where possible. Only after it has been determined that no suitable patent land is available, will Crown land be used. Final approval for any housing development is granted by the Ministry of Housing. Certain area designations in the plan recognized the need for housing and these are indicated.

With regard to severances and subdivisions for permanent and seasonal residential use on private or Crown lands, the following Provincial policies will apply:

- i) all severances and subdivisions must conform to any existing new Official Plan, zoning by-law or Ministry of Natural Resources land use plan;
- ii) no severance or subdivision development will be considered on lakes less than 100 acres in size;
- iii) whether the property has lake frontage or not, the prevailing standards of severance of subdivision development must be met, including all the minimum requirements of the Provincial agencies to which the proposal is circulated.

		RESOURCE PRODUCTION POLICIES
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The resource production policies are established in an attempt to optimize the potential of each one while at the same time avoiding conflicts with other activities taking place in the planning area.

Resource production activities are not dealt with individually in the area designations which appear after the policies, except for agriculture.

The remaining activities: forestry, mining, commercial fur trapping, wild rice production and fisheries are included together as resource extraction activities. All these activities, except in one or two instances which are dealt with in the areas, are considered to be acceptable, where the area is designated for resource extraction.

Policy		Agriculture
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The policy is to provide opportunities for a slight increase in employment and/or economic benefits from agriculture. To accomplish this, all Class 1, 2 and 3 capability agricultural land, as identified by the Ministry of Agriculture and Food, and existing viable farming operations will be maintained for agricultural use. Class 4 land could also be included in this reservation if the need is identified by the Ministry of Agriculture and Food.

Some areas of conflict are evident. In the Kenora-Keewatin area for example, where there is a demand for housing development, the most serviceable and desirable land in some cases coincides with lands of high agricultural capability. Trade-offs at the local level may be necessary. This will have to be considered in the development of the Official Plan for that area in consultation with the local Agricultural Representative.

Policy		Forestry
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The policy is to maintain the forest industry in its position as the prime employer in the planning area. A slight increase in the number of jobs available based on utilizing the softwoods will be aimed for. In addition, within the planning area, efforts should be made to encourage the use of hardwoods. However, it should be pointed out that the present situation (costs, markets, etc.) does not indicate that an increase in the use of hardwoods is likely to take place in the near future. It may be some time before the necessary conditions exist to greatly expand the use of this commodity.

In order to sustain the forest industry within the planning area, the entire allowable cut is required and the corresponding land base should only be reduced after careful consideration. Logging operations should not provide access to water bodies unless specifically requested or approved by the Ministry of Natural Resources. Forest management plans and practices must take into account the specific intent prescribed in each area designation.



Pulpwood storage for Ontario-Minnesota Pulp & Paper Company Limited at north end of Lake of the Woods

Policy		Mining
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The policy is to promote a major increase in benefits within the planning area.

To comply with this policy, no land will be withdrawn from staking until the mineral potential has been assessed by the Division of Mines, Ministry of Natural Resources. Mining developments will be controlled to ensure the environment is not damaged as this would affect other benefits that may be derived from the planning area. It is also the general intent of the plan to limit the development of permanent structures in areas of known high mineral potential. This is to ensure that future conflict will be minimized.

To ensure that sufficient aggregate (eg. sand and gravel) is available for the future, proposed developments must recognize the existence of significant deposits in order that these may be removed, if deemed desirable, before the development occurs.

Policy		Commercial Fur Trapping
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It is the policy to permit trapping throughout the planning area except in those Provincial Parks where this activity is not allowed.

It is anticipated that a significant increase in income derived from trapping will be achieved by increased harvests. This can be accomplished by establishing more realistic quotas and by more vigorous harvesting of the annual production.

Policy		Wild Rice
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The policy is derived from that proposed in the Northwestern Ontario Strategic Land Use Plan of the Ministry of Natural Resources, which is currently under preparation. This policy is to try for an increase of approximately 50% of the wild rice presently being produced in an average year. In the Lake of the Woods Planning Area, this will mean increasing the annual harvest from approximately 90,000 kilograms (200,000 pounds) to 135,000 kilograms (300,000 pounds) based on a 10 year average.

The intent is to encourage the full utilization of the harvestable resource. In order to achieve this objective, presently recognized wild rice areas that are suitable for harvesting will be protected from additional development. In addition, developments in all localities must consider the wild rice areas and attempt to keep boat traffic from reducing the crop of the area. As a stable water level is vital to maintaining a viable wild rice industry in the planning area, the agencies responsible for water level control should consider this activity as most important and attempt to ensure a water level consistent with the production of wild rice.

Artificial seeding of appropriate areas will be considered acceptable.



Harvesting of wild rice in Kenora District

Policy		Fisheries
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The policy is to maintain a level of harvest of both sports and commercial fisheries that is consistent with the productivity of all the lakes in the planning area. The production and the harvest must be monitored in order to ensure that the resource is being sustained. When a situation exists where the resource is being over-harvested, restrictions on both commercial and sports fishing will be made. The continuation of the fisheries for sports fishing is essential to provide the associated benefits for tourism and resident recreation. Therefore, where there is a conflict, sports fishing will have priority over commercial fishing, where both take place in the same lake. However, this priority is subject to technological, social and economic constraints. Future development will be prohibited or severely curtailed on designated lake trout lakes in order that the management objective of maintaining the population of this sensitive species may be met in these lakes. Official public access points will not be provided in some localities due to the fragile nature of this fishery. The policy can only be achieved by examining and testing management alternatives such as a quota system, various restrictions on both sports and commercial fishing, etc.

It is a major intent of the plan to encourage additional recreational developments that are not based solely on the fisheries resources. The heavy sports fishing pressure largely originating from the Minnesota side of Lake of the Woods is not providing significant benefits to the residents of the planning area. There is also concern that limits are often exceeded. It is recommended that consideration be given to increasing enforcement in the border area to ensure compliance with regulations. In addition, other means of control and management should be sought to ensure more benefits accrue to the residents of the planning area from this activity.

		RECREATION RESOURCE POLICIES
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The policies for recreation are established to ensure that the character of the area will remain consistent with the stated goal. Of the 2.0 million additional user days that were calculated to be "available" for recreation activities based on water quality standards, a maximum of 1.25 million user days will be allocated for additional recreation use. Providing for more than this amount could seriously compromise the goal by lowering the aesthetic quality of the area to a level less than presently exists, by reducing the present level of recreation experience and by affecting the unique quality of community lifestyle that residents now enjoy. It should be noted that in all instances the additional user days allocated represent maximum levels rather than targets.

The recreation resources are intended to be used to provide benefits; first for the residents of the planning area; and second for the residents of Ontario as a whole. The proposed level of future development in the recreation sector as stated above is realistic in terms of present and anticipated demands, and future employment and economic requirements of the area.

Since many recreation activities in the planning area are water-oriented it is imperative that adequate controls be imposed to ensure equitable access to and use of water by all sectors of the recreating public. Therefore, it is a policy for all seasonal recreational or commercial development requiring water access that the proponent must provide adequate mainland parking and boat launch facilities as a condition for approval of the development. Public access point facilities are not to be used for this purpose.

In addition to the Provincial policies outlined on page 69 that were applicable to all subdivision of land for both seasonal and residential use, the following two policies will also apply to all subdivision of mining claims and other large patent land holdings for recreational use.

- i) Where no lake frontage exists and where the proposed use is hunting, for example, a minimum of 100 acres of land is required for severance purposes.

- ii) Where there is no road or water access, the property must be at least 100 acres in size and located on a lake capable of accommodating float planes before a severance will be considered.

Following are the specific recreation resource policies which have been established.

Policy		Cottaging
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The objective for cottaging is to provide a maximum of 500,000 additional recreation user days over the 25 year period of the plan. Based on an average occupancy of 300 user days per cottage per year, this would allow a maximum additional 1,700 cottages to be supplied for residents and non-residents of the planning area. Approximately 70 lots (including Crown lots and severances and plans of subdivision on patented land) per year will be approved for cottaging purposes.

The actual number of applications approved per year may fluctuate depending on the number of lots draft approved by the Ministry of Housing from previous years. Large subdivision developments may have to be staged in order to be fair to other land owners wishing to develop their properties. Sites which must be engineered to meet the requirements of the Ministry of the Environment for waste disposal facilities may be required to have larger than normal lot sizes or water frontages. Preference may be given to development proposed for areas possessing a natural capability for cottaging (that is with deep soils of suitable texture, gentle slope, etc.).

The Ministry of Housing, when considering approval of severances or subdivisions for cottaging, will place considerable emphasis both on the conformity of the development to the management policy applying to each

area designation (starting on page 93) as well as the physical suitability of the site. Specific guidelines, such as height and density of buildings, will be outlined in the Detailed Development Plan now under preparation or will be discussed when the application for development is received.

Studies reveal that Crown lands within the planning area can accommodate 140,000 additional user days (466 cottages) without exceeding development standards based on water or shoreline capability and still maintain the high quality recreation experiences the plan is designed to preserve. This means the Ministry of Natural Resources will release approximately 20 cottage lots per year from Crown land. The actual number of lots released per year may fluctuate depending on the number of Crown and private lots draft approved in previous years. Included in this figure are the sites which will be supplied by the Ministry's remote cottaging program. Conventional cottage lots from Crown lands will be provided primarily on lakes other than Lake of the Woods. Patent lands will have to accommodate the remainder of the cottaging objective, particularly on Lake of the Woods. Cottaging will be limited in those parts of the planning area designated primarily for resource extraction or low intensity public recreation uses such as remote canoeing and camping.

Cottage lots in conventional Crown land subdivisions are offered for the first year to residents of Ontario. Under current regulations once an applicant has met the lease obligations, he may apply to transfer the lease to anyone of his choosing. Lots made available under the Ministry's remote cottaging are available to residents of Ontario only and may not be transferred to non-residents.

Policy		Public Recreation
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The objective for public recreation is to provide a maximum of 330,000 additional user days over the 25 year period of the plan. It is the policy of the plan to provide a wide range of recreation facilities, from highly developed intensely used sites adjacent to service centres to the minimally developed facilities in the more remote parts of the planning area. These shall include day use, camping (non-park), access points and park facilities. It is the intent to provide facilities primarily in areas which are not presently served by private commercial enterprises.

The provision for additional recreation activities is intended to offer wider alternatives to alleviate pressures on the existing recreation resource base and to attract the interest of a wider segment of the population. A diversity of outdoor recreation opportunities compatible with the character of the region will, therefore, be provided in order that the unique natural features of the planning area can be better enjoyed and appreciated. These shall include for example, trails, canoe routes, and nature study areas.

Policy		Wildlife
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The policy is to encourage the use of this resource primarily for resident hunters. There is additional potential for increased hunting of bear, water-fowl and upland bird species, but in the case of moose and deer, which are at or near capacity, hunting will not be encouraged and management practices may impose limits. With all wildlife species, there is a potential for non-consumptive use such as viewing, photography and nature studies. These activities will be encouraged except in defined sensitive locations.

No estimate of the number of user days directly related to the use of the wildlife resource for recreation is available. The activity is included under the public recreation activities.

Policy

Commercial Recreation

The objective for commercial recreation activities is to provide a maximum of 460,000 additional user days over the 25 year period of the plan. The policy with regard to commercial tourist developments is to encourage their growth in the planning area. Since there are only limited opportunities for additional jobs from other resources, the intent is to provide major increases in jobs from commercial recreation activities.

A substantial portion of commercial recreation activities consists of commercial lodging. At present, the major activities usually associated with lodging are fishing and hunting. It will be the policy of the plan to allow only new developments that are not based solely on the fisheries and wildlife resources. Year round resorts, youth camps and out-fitters which are based on other activities, including conventions, training facilities and family recreation activities will be encouraged instead. This recognizes the fact that the fisheries and wildlife resources are presently heavily used.

It is also the intent of the plan to have additional commercial recreation facilities develop primarily in present centres, for example, Sioux Narrows and Kenora.



Commercial Camp on Lake of the Woods

		ENVIRONMENTAL QUALITY POLICIES
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The goal of the General Land Use Plan indicates that maintaining the high environmental quality of the planning area is paramount to achieving all the policies stated herein.

Therefore, it will be the policy of this plan to maintain, and where possible, improve the quality of the environment. This involves four major areas: sewage waste disposal; water quality; fragile and sensitive features or areas; and aesthetics.

Policy		Waste Disposal
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Both seasonal and permanent residences will be required to have adequate year round waste disposal facilities approved by the Ministry of the Environment or its agent.

The Ministry of Natural Resources will continue to provide waste disposal sites in unorganized areas and may make available Crown sites for this purpose in organized municipalities.

Any new industrial or commercial operation will be required to adhere to the current Ministry of the Environment regulations for waste disposal.

Policy		Water Quality
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The water quality as it relates to recreation activities will not be lowered appreciably by additional recreation development or use. (i.e. existing trophic status will not be reduced). A continuous monitoring program of water quality parameters will be undertaken on the northern part of Lake of the Woods in order to determine if additional major developments are causing any deterioration. On lakes other than Lake of the Woods, no additional recreation development will be allowed on Crown land until Lake Management Plans are produced.

Policy		Fragile and Sensitive Features
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The planning area has numerous areas that are considered fragile or sensitive to various types of uses. These areas include such features as Indian rock paintings, archeological, historical and botanical sites, geological formations and other special features. These often are significant national, provincial or local features. They are part of both the recreational and scientific resources of the Province. It will be the intent of this plan to protect these areas with various methods including zoning or legislation. Due to the large number of sites, these will not be identified in this plan. However, the locations of many are known and recorded in the Ministry of Natural Resources Sensitive Area Reports located in the District Offices.

Policy		Aesthetics
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The elements that contribute to the unique character of the area and make it so aesthetically appealing are: the relatively undeveloped remote nature of much of the area; the number and variety of water bodies and their relationship to surrounding land areas; the nodal locations of the developments that exist here; and the great variety of both physical and cultural features that exist in the landscape.

In order to preserve and enhance the aesthetic character of the area, several policies will be implemented. These include: maintaining areas which still retain a remote character (eg. central Lake of the Woods) in their present state; controlling public accessibility to certain portions of the area to prevent overuse and deterioration of the planning area; allowing cottaging development only in designated areas; locating the majority of future urban, commercial, service and industrial development in existing nodal centres; controlling development along highways to preserve the visual quality of the area for motorists travelling through; and confining transportation and utility facilities to locations that recognize and respect the intent, character and development guidelines of the zones being traversed.



Wildlife sightings enhance the aesthetic quality of the area

Sand beach on Egg Island,
north of Aulneau
Peninsula, Lake of the Woods

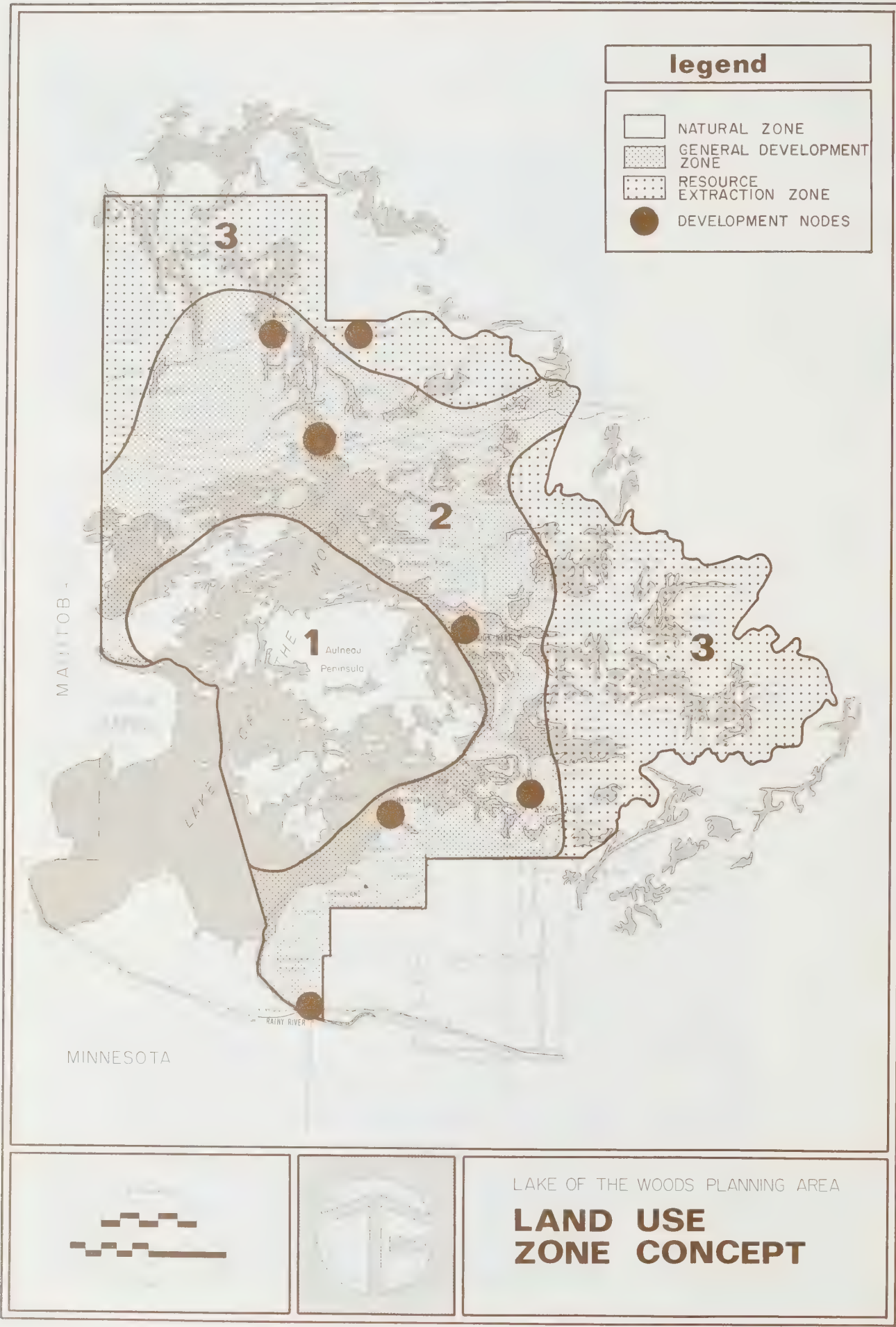


White pelicans,
south end of Lake of
the Woods



Island maze on Lake
of the Woods provides
navigation challenge
for boaters





		AREA DESIGNATIONS
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This portion of the plan contains the land use designations for the planning area.

The planning area has been divided into 28 separate areas. The purpose of these areas is to implement the policies and achieve the objectives described earlier in this section.

The development of specific policies for each of the 28 areas has been based on a three zone land use concept of the planning area (see Map). The three concentric zones are distinguishable by their character, present development levels, and by their development potential. These zones are:

- 1. NATURAL ZONE - This zone encompasses the central portion of Lake of the Woods, possessing minimal development with capability for supporting extensive low intensity recreation. This zone provides the "remote" character essential to the appeal of the Lake of the Woods.
- 2. GENERAL DEVELOPMENT ZONE - The majority of the residential, recreation and commercial tourist development is concentrated in a corridor bounding Lake of the Woods and the Winnipeg River System and encompassing the major transportation routes. It is intended that cottaging, commercial tourist development and developed public use facilities (park and access) should continue to be located in this area so that the less developed zones may continue to satisfy demands for resource extraction and wilderness type recreation.

Within this zone, the commercial, industrial, residential and service developments are concentrated in nodes or centres at Kenora-Keewatin, Rainy River, Minaki, Redditt, Sioux Narrows, Nestor Falls and Morson. It is intended that further such development occur in or adjacent to these centres in order to minimize the impact on the recreational and resource extraction activities occurring in the remainder of the planning area.

3. RESOURCE EXTRACTION ZONE - This zone encompasses the outer third of the planning area. It supports the greater proportion of the planning area's forest industry and provides opportunities for extensive low intensity public recreation. It is intended that future development in this zone maintain and protect the opportunity for these two uses.

It has been determined that the policies of the plan can best be implemented through a use designation (Table VII) of the land base which reflects and maintains this three zone concept.

The format for the presentation of each area consists of two parts; a description of the area and a management policy. The AREA DESCRIPTION includes the EXTENT of the area and PRESENT USE which summarizes the activities currently taking place and the existing degree of development. The MANAGEMENT POLICY begins with the symbolized AREA USE DESIGNATION, followed by the LAND USE INTENT, PROPOSED ADDITIONAL DEVELOPMENT and DEVELOPMENT GUIDELINES. The land use intent and the proposed additional development explain the uses which will be permitted in the area and what additional developments will be allowed. Where meaningful any quantification of additional development which is established based on current knowledge of the area is indicated in terms of either minor, moderate or major (Table VI). The maximum degree of development* to be permitted (Table VII) is indicated in the Area Designation.

Table VI		Additional Development Quantification	
Minor	0% - 10%	increase of present development	
Moderate	11% - 50%	increase of present development	
Major	greater than 50%	increase of present development	

*See page 25 for explanation of degree of development

This degree of development must be adhered to in permitting any new development. Additional developments will be permitted as long as the total development is within the proposed degree of development for the area. In the case of cottaging, the total number permitted in each area will be established in the detailed Development Plan which is now under preparation. If any proposed development would exceed the maximum degree of development for a designated area, a revision or review of the plan will be required to determine if the development is necessary or allowances could be made due to under development in other zones.

The final component of the Management Policy, the Development Guidelines, sets out various limitations which must be followed if the overall intent for the area is to be realized. Additional development guidelines will be provided in the detailed development plan or at the time an application for development is received.

Management policies have been established for the entire planning area and must be complied with. In the case where an Official Plan or zoning by-law is approved for a specific portion of the planning area, then it will have priority over this plan. New Official Plans and zoning by-laws should conform to this plan.

While Indian Reserve lands are not under Provincial control, the needs and potentials of the Reserves have been considered in the development of this plan. In addition, any future development that occurs on Indian Reserve lands will be considered as contributing to achieving the proposed degree of development of the area it is within. Therefore, it is hoped that future development on Indian Reserves in the planning area will be compatible with the intents established for the area containing the Reserve and neighbouring areas.

DEGREE OF DEVELOPMENT	
DEVELOPMENT CLASS	DEVELOPMENT UNITS PER SQUARE MILE
1 - Very Dense	32 or more
2 - Dense	16 - 31
3 - Moderately Dense	8 - 15
4 - Moderate	4 - 7
5 - Moderately Sparse	1 - 3
6 - Sparse	less than 1
7 - No Development	none
See Appendix G, page 166 for the Development Unit Scoring System	

LAND USE CLASSES	
U	URBAN - all activities which normally take place in an urban area
A	AGRICULTURE - any farming activity
E	RESOURCE PRODUCTION AND EXTRACTION - forestry, mining (includes quarry operations), commercial fur trapping, fishing and wild rice production
C	COMMERCIAL RECREATION - commercial lodges, motels, marinas, outfitters, tent and trailer camps, etc. (excludes outpost camps unless specified)
P	PUBLIC RECREATION - major publicly run recreation facilities, eg. parks
R	GENERAL RECREATION - low intensity public recreation, access points, Crown land camping sites, cottaging, etc.
M	MIXED USES - a mixture of any four or more land use classes
S	SPECIAL USES - to be specified
Use relationships are shown as follows:	
1)	A single capital letter (except M) indicates exclusive single use.
2)	A capital letter followed by a small letter(s) indicates the dominant use followed by secondary uses.
An example of a typical coding would be 4Re. This suggests an area of moderate degree of development primarily for general recreation but with resource extraction and production as a secondary use.	

legend

See TABLE VII, Page 88

NOTE: A detailed map of the Area Designations is in the back cover pocket.



kilometres



LAKE OF THE WOODS PLANNING AREA

AREA USE
DESIGNATIONS



Control dam at Nestor Falls



Rushing River Provincial Park

THE AREA DESIGNATIONS WHICH FOLLOW SHOULD NOT BE READ IN ISOLATION. IT IS ESSENTIAL THAT THE PRECEDING POLICIES BE READ AT THE SAME TIME TO ENSURE A COMPREHENSIVE UNDERSTANDING OF THE INTENT BEHIND EACH AREA DESIGNATION.

IF AN ACTIVITY OR TYPE OF DEVELOPMENT IS NOT SPECIFICALLY ADDRESSED UNDER PROPOSED ADDITIONAL DEVELOPMENT OR DEVELOPMENT GUIDELINES, IT GENERALLY WILL NOT BE PERMITTED.



A scale bar with markings for 0, 10, 20, and 30 miles. Below it is a north arrow pointing upwards.	<p>LAKE OF THE WOODS PLANNING AREA</p> <p>AREA 1</p>
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		AREA 1
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AREA DESCRIPTION

EXTENT:

- all land within the town limits of Kenora-Keewatin

PRESENT USE: 1U

- urban residential, service, commercial, industrial, and commercial tourist development

MANAGEMENT POLICY

AREA USE DESIGNATION 1U

LAND USE INTENT:

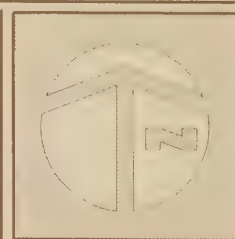
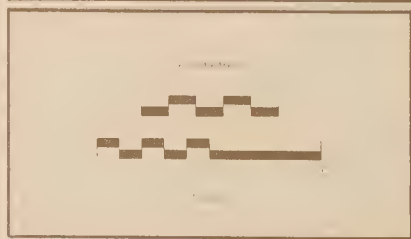
- area is designated as an urban centre and focus for the major commercial, service and industrial sectors of the planning area

PROPOSED ADDITIONAL DEVELOPMENT:

- urban residential housing, retail and service facilities, commercial tourist accommodations and light industrial development
- public open space, recreation facilities and access onto Lake of the Woods with adequate parking

DEVELOPMENT GUIDELINES:

- all additional development must conform to the existing Kenora Official Plan and/or the zoning by-laws in Kenora and Keewatin which are now under preparation.
- eventually all additional development in Kenora-Keewatin will conform to the new Official Plan which is now being prepared for the Tri-Municipal Area
- in order to achieve all recreation and tourism objectives, it is important that the waterfront and downtown portions of the urban centres provide an attractive environment



LAKE OF THE WOODS PLANNING AREA

AREA 2

		AREA 2
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AREA DESCRIPTION

EXTENT:

- Geographic Township of Atwood and the Town of Rainy River

PRESENT USE: 1U

- urban residential with minor commercial and service use in the Town of Rainy River
- agriculture

MANAGEMENT POLICY

AREA USE DESIGNATION: 1U

LAND USE INTENT:

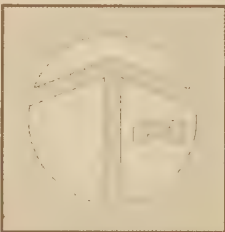
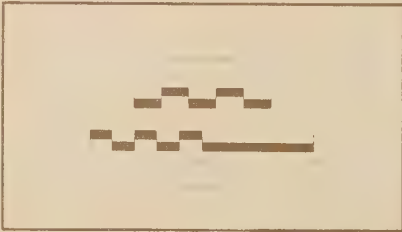
- area is designated as an urban centre and focus for the commercial, service and industrial sectors of the southern portion of the planning area

PROPOSED ADDITIONAL DEVELOPMENT:

- retail and service facilities and urban residential opportunities, should local growth occur
- commercial tourist developments

DEVELOPMENT GUIDELINES:

- land use and disposition in this area should conform to a comprehensive zoning by-law for the Town of Rainy River and the Township of Atwood which should be completed as soon as possible.
- areas suitable for agriculture should be retained for this use where possible



LAKE OF THE WOODS PLANNING AREA

AREA 3

		AREA 3
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AREA DESCRIPTION

EXTENT:

- includes the unorganized community of Minaki and portions of the adjacent shorelines of Pistol, Sand and Gun Lakes

PRESENT USE: 1M

- commercial, residential and minor service facilities
- cottaging, commercial tourist development

MANAGEMENT POLICY

AREA USE DESIGNATION: 1M

LAND USE INTENT:

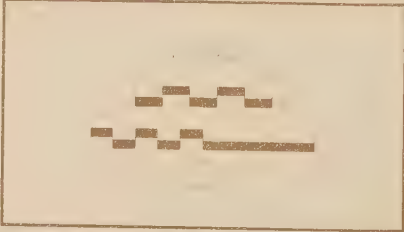
- area is designated for mixed use where the prime uses will be commercial tourist development, service, residential and cottaging
- this centre will act as the major focus for tourism facilities in the northern portion of the planning area

PROPOSED ADDITIONAL DEVELOPMENT:

- expansion of commercial tourism
- service facilities
- cottages on patented lands only
- permanent residences

DEVELOPMENT GUIDELINES:

- to ensure orderly land disposition and development, the Government will prepare a development plan for the area should accelerated growth take place



LAKE OF THE WOODS PLANNING AREA

AREA 4

		AREA 4
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AREA DESCRIPTION

EXTENT:

- the unorganized community of Redditt, including the south half of lot 4, all of lots 5 and 6 in Concession 6; and lots 4, 5 and 6 in Concession 5; all in Redditt Township

PRESENT USE: 1M

- residential, commercial, service and industrial
- cottaging, commercial tourist development

MANAGEMENT POLICY

AREA USE DESIGNATION: 1M

LAND USE INTENT:

- area is designated for mixed use where the prime uses will be commercial tourist development, service, residential, industrial and cottaging

PROPOSED ADDITIONAL DEVELOPMENTS:

- permanent residences
- seasonal cottaging on patented lands only
- commercial tourist and service development as required

DEVELOPMENT GUIDELINES:

- residential development will be limited to infilling on patented and existing Crown subdivision lands within the community
- development on Armstrong Lake must take into consideration that this lake is presently the source of a communal water supply for Redditt

		AREA 5
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AREA DESCRIPTION

EXTENT:

- the eastern portion of the Improvement District of Sioux Narrows, the western half of Whitefish Bay Indian Reserve 32A and all of 34A, including the eastern portion of Long Bay, Regina Bay and Snake Bay and the west half of Lobstick Bay

PRESENT USE: 2M

- residential
- highway oriented service and commercial tourist development, cottaging, Sioux Narrows Provincial Park
- resource extraction
- garment manufacturing

MANAGEMENT POLICY

AREA USE DESIGNATION: 2M

LAND USE INTENT:

- area is designated for mixed use where the prime uses will be commercial tourist development, service, permanent residences, cottaging and resource extraction

PROPOSED ADDITIONAL DEVELOPMENT:

- expansion of commercial tourism and service sectors
- permanent and seasonal residences
- resource extraction activities where suitable

DEVELOPMENT GUIDELINES:

- additional permanent residences will be permitted only within or adjacent to the settlement of Sioux Narrows
- seasonal residences will be permitted on patented lands only
- a local zoning by-law for the Sioux Narrows Improvement District should be produced in conjunction with the community and the appropriate Ministries to provide guidance and facilitate land use decisions related to orderly land disposition and development
- no new commercial tourism and service facilities on Crown land with water frontage
- commercial tourist development outside of Sioux Narrows should not be located adjacent to Highway 71

		AREA 6
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AREA DESCRIPTION

EXTENT:

- Highway 71 corridor from Kakagi (Crow) Lake to the southern boundary of Claxton Township; includes the unorganized community of Nestor Falls, Sabaskong Bay Indian Reserve 35D, Caliper Lake and Pinus Lake

PRESENT USE: 3M

- some residential
- considerable commercial tourist development, extensive cottaging and Caliper Lake Provincial Park
- resource extraction

MANAGEMENT POLICY

AREA USE DESIGNATION: 3M

LAND USE INTENT:

- area is designated for mixed use where the prime uses will be commercial tourist development facilities and permanent residences predominating
- focus of local service with some cottaging and resource extraction and commercial tourist activities for the eastern Sabaskong Bay area

PROPOSED ADDITIONAL DEVELOPMENT:

- expansion of commercial and service facilities
- commercial tourist development
- permanent residential and cottaging
- resource extraction

DEVELOPMENT GUIDELINES:

- to ensure orderly land disposition and development, the Government will prepare a development plan for the area, should accelerated growth take place
- additional permanent residences will be permitted only within or adjacent to the settled area of Nestor Falls
- the need for additional housing will be determined by the Ministry of Housing based on local growth
- commercial tourist development or resource extraction activities outside of Nestor Falls should not be located adjacent to Highway 71
- no new commercial tourism and service facilities on Crown land with water frontage
- cottaging on patented lands only

		AREA 7
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AREA DESCRIPTION

EXTENT:

- Morson Township including the community of Morson and the Big Grassy Indian Reserve 35G

PRESENT USE: 2M

- residential and service
- commercial tourist development and cottaging
- resource extraction, agriculture

MANAGEMENT POLICY

AREA USE DESIGNATION: 2M

LAND USE INTENT:

- area is designated for mixed use where the prime uses will be commercial tourist developments, service, cottaging and permanent residences, while existing resource extraction and agricultural activities will continue
- Morson is to act as a secondary focus for tourism facilities in the southern portion of the planning area



PROPOSED ADDITIONAL DEVELOPMENT:

- expansion of the commercial tourist and service sectors
- residential development will be permitted within or adjacent to the Morson settlement
- additional public access to the Lake of the Woods will be made available, preferably on patented lands
- cottaging on patented lands only
- resource extraction activities where suitable
- agriculture on moderate or higher capability lands

DEVELOPMENT GUIDELINES:

- a local zoning by-law for the organized Township of Morson should be developed in conjunction with the community and the appropriate Ministries to provide guidance and to facilitate land use decisions related to orderly disposition and development
- additional development should not take land out of agricultural production unless approved by the local agricultural representative
- all developments must meet Government environmental standards, particularly those involving shoreline alterations, and draining or dredging projects
- no new commercial tourist development on Crown lands.



		<p>LAKE OF THE WOODS PLANNING AREA</p> <p>AREA 8</p>
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		AREA 8
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AREA DESCRIPTION

EXTENT:

- that portion of Melick, Pettypiece, Haycock, Jaffray and Pellatt Townships north of Highway 17 outside the Kenora-Keewatin municipal area and comprising the majority of the Tri-Municipal Planning Area

PRESENT USE: 3M

- urban and rural residential, industrial, commercial and service
- cottaging and commercial tourist development
- agriculture and resource extraction

MANAGEMENT POLICY

AREA USE DESIGNATION: 2M

LAND USE INTENT:

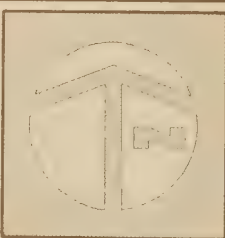
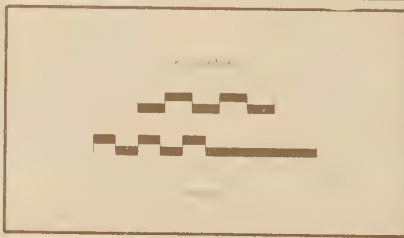
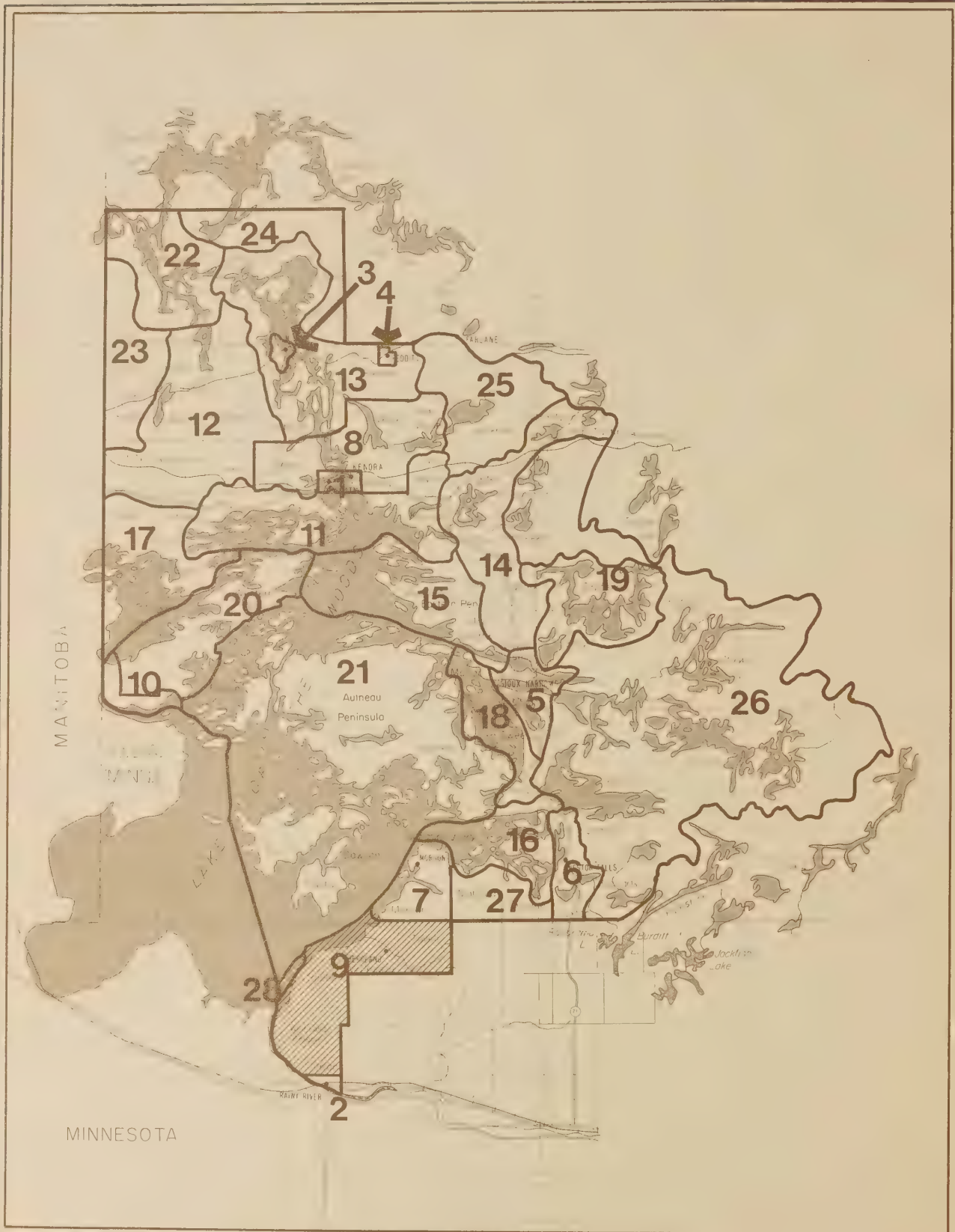
- area is designated for mixed use where the prime uses will be permanent residential, industrial, commercial, service, agriculture and commercial tourist development, public open-space recreation opportunities and resource extraction

PROPOSED ADDITIONAL DEVELOPMENT:

- permanent residential, agricultural, commercial service, industrial, resource extraction
- minor additional cottaging
- public open-space recreation

DEVELOPMENT GUIDELINES:

- input by the various Government agencies will take place during the current Tri-Municipal planning process
- additional developments in this area will conform to the Kenora-Keewatin, Jaffray & Melick Tri-Municipal Plan which is presently being prepared
- permanent residential, cottaging and commercial tourist development on patented lands only
- land use and disposition in the Township of Jaffray-Melick should conform to the zoning by-law which is now under preparation



LAKE OF THE WOODS PLANNING AREA

AREA 9

		AREA 9
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AREA DESCRIPTION

EXTENT:

- includes the Township of McCrosson-Tovell and the geographic Townships of Spohn and Curran within the Municipality of Atwood

PRESENT USE: 3M

- cottaging, a small number of commercial tourist developments and Lake of the Woods Provincial Park
- agriculture and resource extraction

MANAGEMENT POLICY

AREA USE DESIGNATION: 3M

LAND USE INTENT:

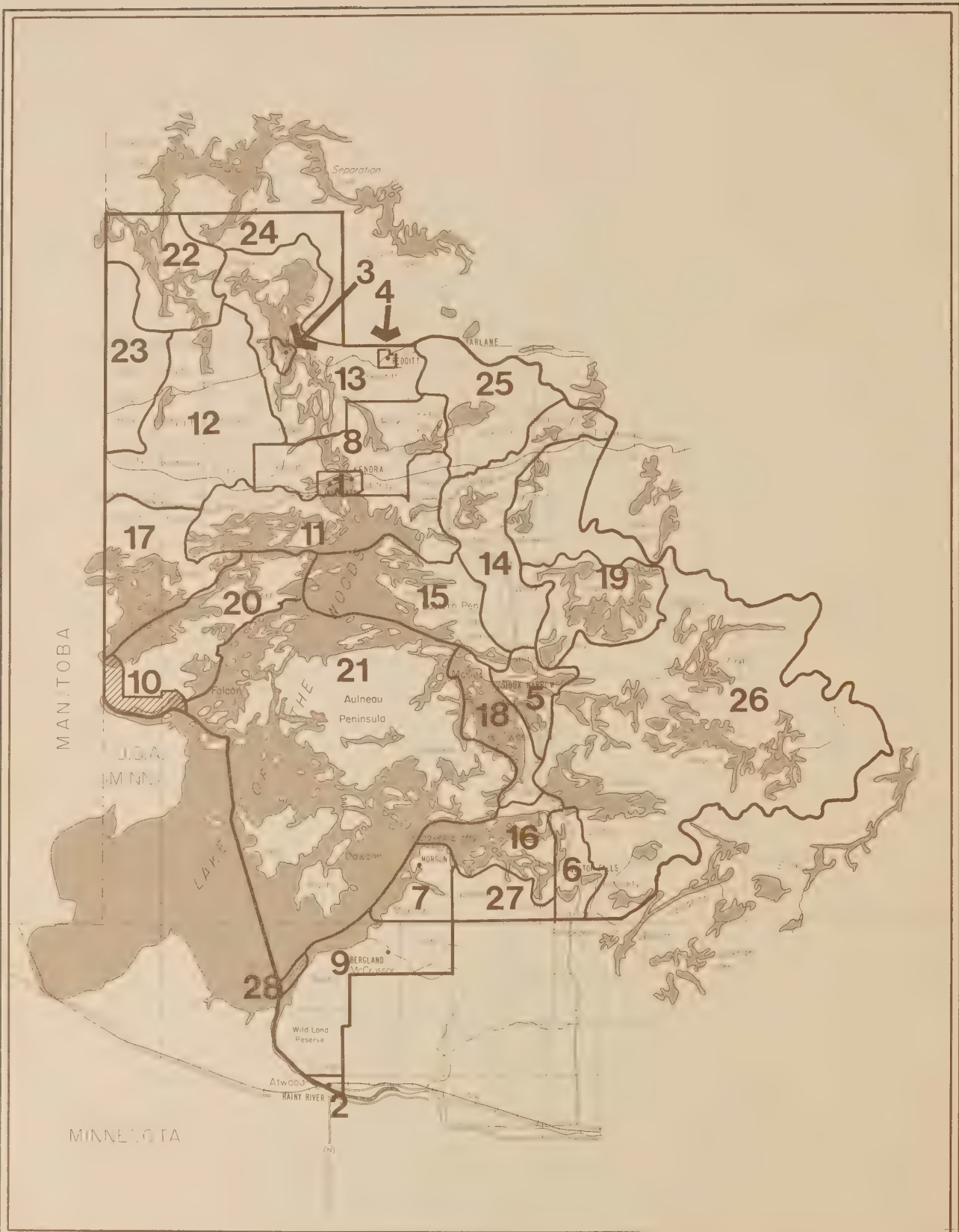
- area is designated for mixed use where the prime uses will be agriculture, resource extraction, permanent residences and cottaging

PROPOSED ADDITIONAL DEVELOPMENT:

- cottaging and permanent residences where approved by the Ministry of Housing
- agricultural and resource extraction activities where suitable

DEVELOPMENT GUIDELINES:

- future development should not take existing agricultural land or lands with moderate to high agricultural capability out of production unless approved by the local agricultural representative
- cottaging and commercial tourist development on patented lands only
- all developments must meet Government environmental standards, particularly those involving shoreline alterations and draining and dredging projects
- a comprehensive zoning by-law for the Township of Atwood should be completed as soon as possible and future land use and disposition within the Township should conform to this by-law



<p>kilometres</p>		<p>LAKE OF THE WOODS PLANNING AREA</p> <p>AREA 10</p>
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		AREA 10
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AREA DESCRIPTION

- EXTENT:
- bounded on the west by the Ontario-Manitoba border and on the south by the International Boundary; includes Shoal Lake Indian Reserve 31J and Northwest Angle Indian Reserves 33B, 34C and 37B
- PRESENT USE: 6M
- residential on Indian Reserve 33B
 - low intensity public recreation
 - resource extraction

MANAGEMENT POLICY

- AREA USE DESIGNATION: 5M
- LAND USE INTENT:
- area is designated for mixed use where the prime uses will be permanent residential development, commercial tourist development on Indian Reserve lands, and resource extraction
- PROPOSED ADDITIONAL DEVELOPMENT:
- development on Reserve lands where appropriate
- DEVELOPMENT GUIDELINES:
- future developments on Reserve lands should be compatible with the overall intent for this area and adjacent areas

		AREA 11
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AREA DESCRIPTION

EXTENT:

- the northern portion of Lake of the Woods south of the municipalities of Kenora-Keewatin, from Echo Bay on the west to Bigstone Bay on the east and including a portion of the Tri-Municipal Planning Area

PRESENT USE: 2Rce

- rural residential
- high density cottaging, commercial tourist development, day use recreational activities
- resource extraction

MANAGEMENT POLICY

AREA USE DESIGNATION: 2Rce

LAND USE INTENT:

- the area is designated primarily for general recreation with cottaging, public recreation facilities and commercial tourist development, rural residential development on patented lands in accordance with the Tri-Municipal Official Plan, and continuation of resource extraction activities at a level which will not conflict with the recreational intent of the area.

PROPOSED ADDITIONAL DEVELOPMENT:

- a moderate increase in cottaging
- expansion and/or upgrading of existing commercial tourist developments
- commercial tourist developments on patented lands only
- marina facilities and associated development will be permitted in certain locations on Crown lands if suitable patented lands are not available
- additional official public access points, day use, and regulated overnight camping opportunities

DEVELOPMENT GUIDELINES:

- cottaging to be permitted on patented lands and existing registered Crown subdivisions
- additional development within the boundaries of the Tri-Municipal Planning Area will conform to that Official Plan once it is approved



		<p>LAKE OF THE WOODS PLANNING AREA</p> <p>AREA 12</p>
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		AREA 12
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AREA DESCRIPTION

EXTENT:

- area west of the Winnipeg River System and north of Highway 17 including the townships or portions thereof, of Rudd, Malachi, Pelican, Umbach, Gundy, Broderick, Gidley, Ewart and Forgie plus some unorganized territory

PRESENT USE: 4Rce

- cottaging, scattered tourist developments
- resource extraction

MANAGEMENT POLICY

AREA USE DESIGNATION: 3Rce

LAND USE INTENT:

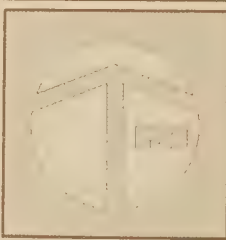
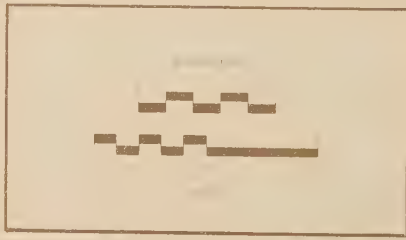
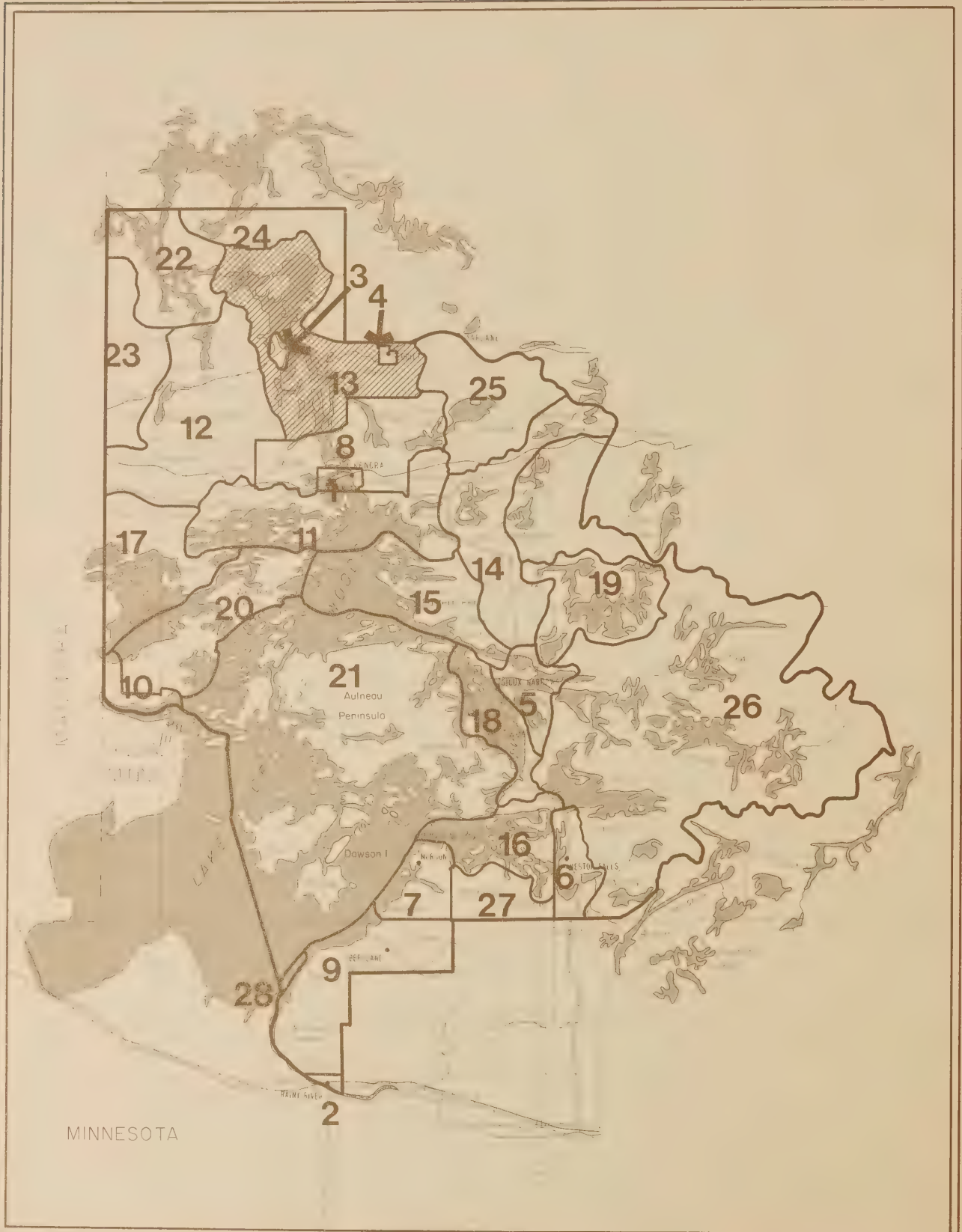
- area is designated for general recreation with emphasis on low intensity public recreation, cottaging, commercial tourist development and resource extraction

PROPOSED ADDITIONAL DEVELOPMENT:

- moderate amount of cottaging on patented and Crown lands
- minor increase in public day-use opportunities
- commercial tourist development

DEVELOPMENT GUIDELINES:

- Lake Management Plans are a prerequisite to new cottage development proposals on Crown lands



LAKE OF THE WOODS PLANNING AREA

AREA 13

		AREA 13
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AREA DESCRIPTION

EXTENT:

- area surrounding Sand Lake, MacFarlane River, Winnipeg River north of the Tri-Municipal Area; includes Dalles Indian Reserve 38C
- excludes the unorganized communities of Minaki and Redditt

PRESENT USE: 4Rce

- cottaging, commercial tourist development
- resource extraction, sporadic agriculture

MANAGEMENT POLICY

AREA USE DESIGNATION: 4Rm

LAND USE INTENT:

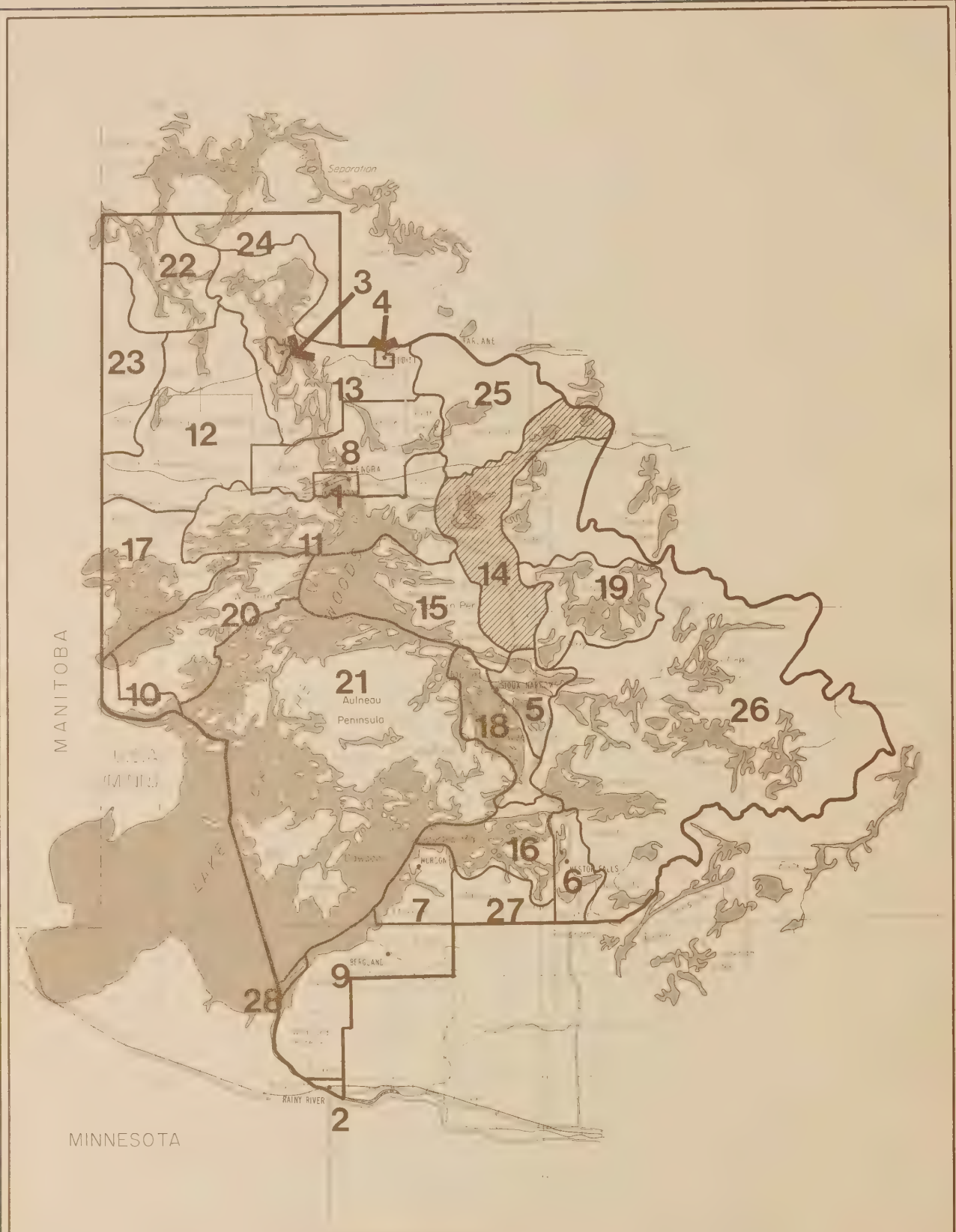
- area designated for commercial recreation, cottaging and public recreation (provincial park, public access and day use), resource extraction and a minor amount of agriculture
- minor degree of development is proposed for this area in order to maintain a semi-wilderness environment for the benefit of users of commercial tourist and public recreation facilities

PROPOSED ADDITIONAL DEVELOPMENT:

- a moderate increase in cottaging on patented lands suitable for development
- development of Pistol Lake Provincial Park
- access roads necessary for resource extraction
- expansion of existing commercial tourist development

DEVELOPMENT GUIDELINES:

- cottage site development will take into account water level fluctuations
- no overnight public facilities to be developed outside Pistol Lake Provincial Park
- access roads will not be developed into designated Lake Trout Lakes or the north end of Sand Lake
- no severances or subdivision of patented lands for permanent residential purposes will be permitted (permanent residences can be located in Areas 3 and 4 in locations approved by the Ministry of Housing)



<p>kilometres</p>		<p>LAKE OF THE WOODS PLANNING AREA</p> <p>AREA 14</p>
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		AREA 14
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AREA DESCRIPTION

EXTENT:

- Highway 17 corridor from east boundary of the planning area to Longbow corners; Highway 71 to just north of the Improvement District of Sioux Narrows; includes parts of Tustin, McNicol, Desmond, Coyle, LeMay, Code, Work and Devonshire Townships

PRESENT USE: 4Rm

- cottaging, commercial tourist development, Rushing River Provincial Park
- resource extraction

MANAGEMENT POLICY

AREA USE DESIGNATION: 4Rm

LAND USE INTENT:

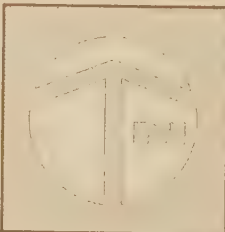
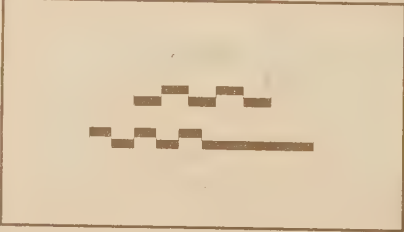
- area is designated primarily for general recreation and secondarily for mixed use including commercial and public recreation and resource extraction

PROPOSED ADDITIONAL DEVELOPMENT:

- moderate increase in cottaging on patented and Crown lands
- commercial tourist development
- resource extraction

DEVELOPMENT GUIDELINES:

- additional cottages on Crown lands will only be provided on lakes with approved Lake Management Plans
- new commercial tourist facilities shall not develop adjacent to Provincial Highways 17 and 71



LAKE OF THE WOODS PLANNING AREA

AREA 15

		AREA 15
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AREA DESCRIPTION

EXTENT:

- area north of the Aulneau Peninsula, including Hay Island and the Eastern Peninsula, Manross and portions of Code and MacQuarrie Townships and Yellow Girl Bay Indian Reserve 32B

PRESENT USE: 5Rce

- commercial tourist development and a minor amount of cottaging
- resource extraction

MANAGEMENT POLICY

AREA USE DESIGNATION: 5Rce

LAND USE INTENT:

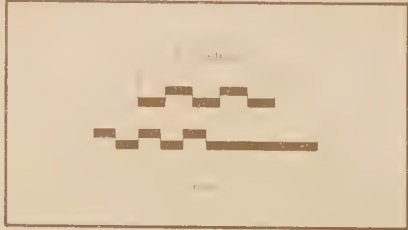
- area is designated for cottaging, public recreation, commercial tourist development and resource extraction

PROPOSED ADDITIONAL DEVELOPMENT:

- public recreation facilities
- expansion of existing commercial tourist development
- commercial tourist developments that are road accessible on patented lands only
- cottaging
- resource extraction

DEVELOPMENT GUIDELINES:

- cottaging on suitable patented and Crown lands



LAKE OF THE WOODS PLANNING AREA

AREA 16

		AREA 16
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AREA DESCRIPTION

EXTENT:

- Sabaskong Bay west of Godson and Claxton Townships including shorelines of Mathieu and Croome Townships, Sabaskong Peninsula, the southern portion of Phillips Township and Sabaskong Bay Indian Reserves 35C and 35F

PRESENT USE: 5Rce

- cottaging, commercial tourist development
- resource extraction

MANAGEMENT POLICY

AREA USE DESIGNATION: 4Rce

LAND USE INTENT:

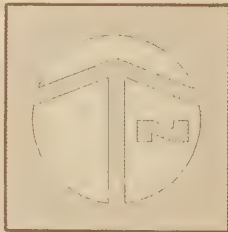
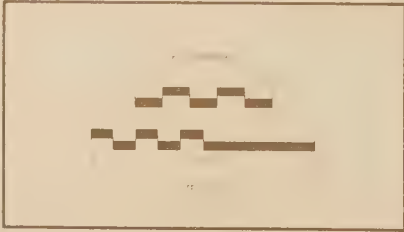
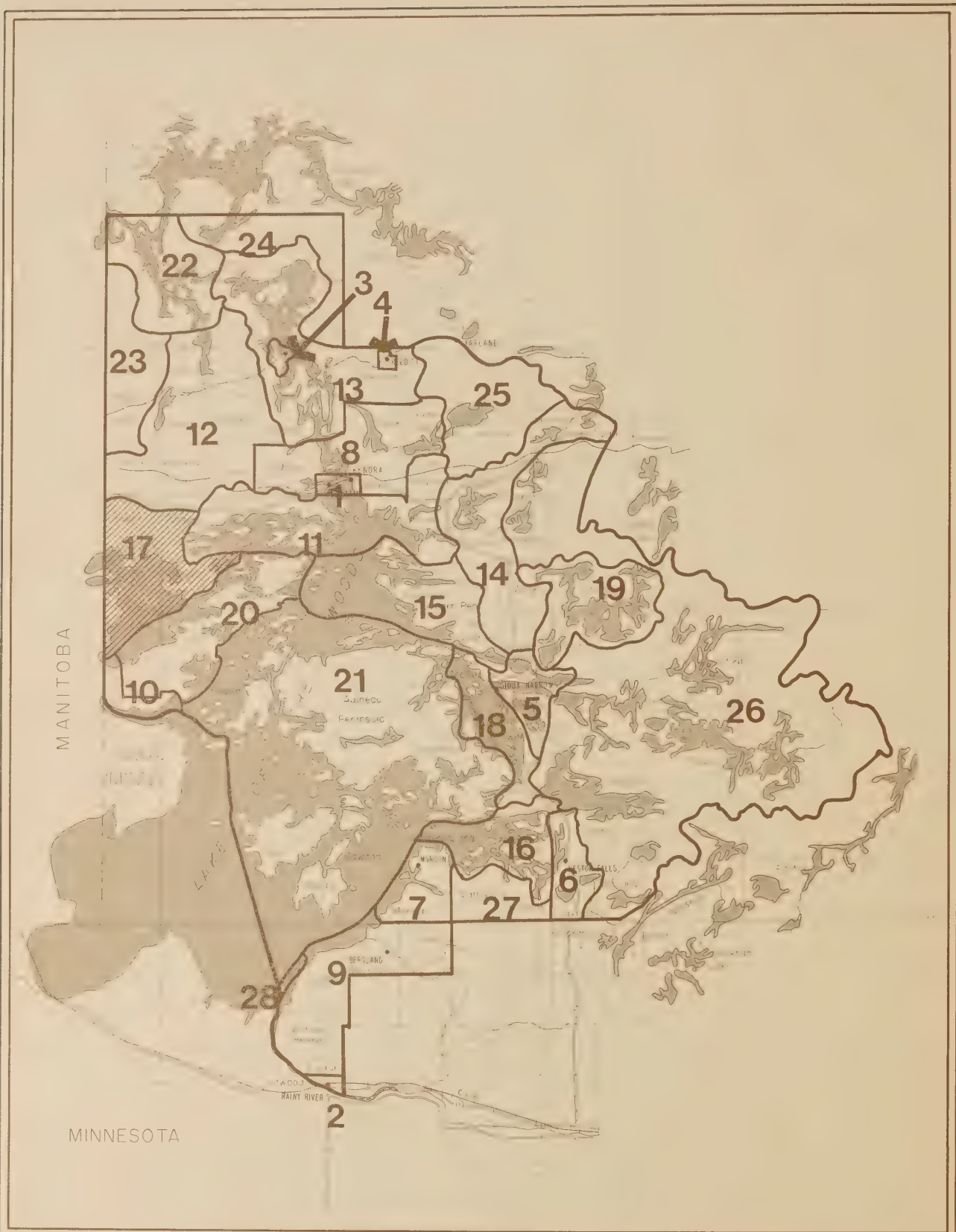
- area is designated for general recreation and commercial tourist development with continued resource extraction

PROPOSED ADDITIONAL DEVELOPMENTS:

- cottaging, public recreation facilities
- expansion of existing commercial tourist developments

DEVELOPMENT GUIDELINES:

- cottaging on patented lands and limited allocation of water accessed Crown lands for cottage development
- resource extraction roads in Mathieu and Croome Townships are to terminate one half mile from Lake of the Woods



LAKE OF THE WOODS PLANNING AREA

AREA 17

		AREA 17
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AREA DESCRIPTION

EXTENT:

- northern portion of Shoal Lake excluding the northern shoreline of Labyrinth Bay including parts of the Townships of Ewart, Forgie, Glass and Shoal Lake Indian Reserves 39, 39A, 34B2 and 40

PRESENT USE: 5Rce

- cottaging, commercial tourist development
- resource extraction
- residential on Indian Reserves

MANAGEMENT POLICY

AREA USE DESIGNATION: 4Rce

LAND USE INTENT:

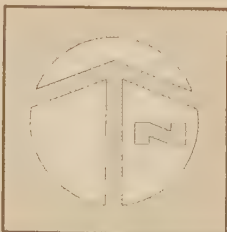
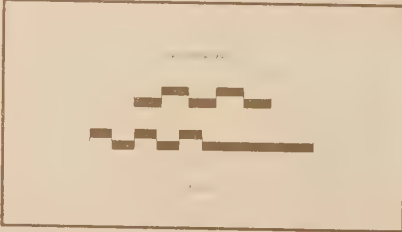
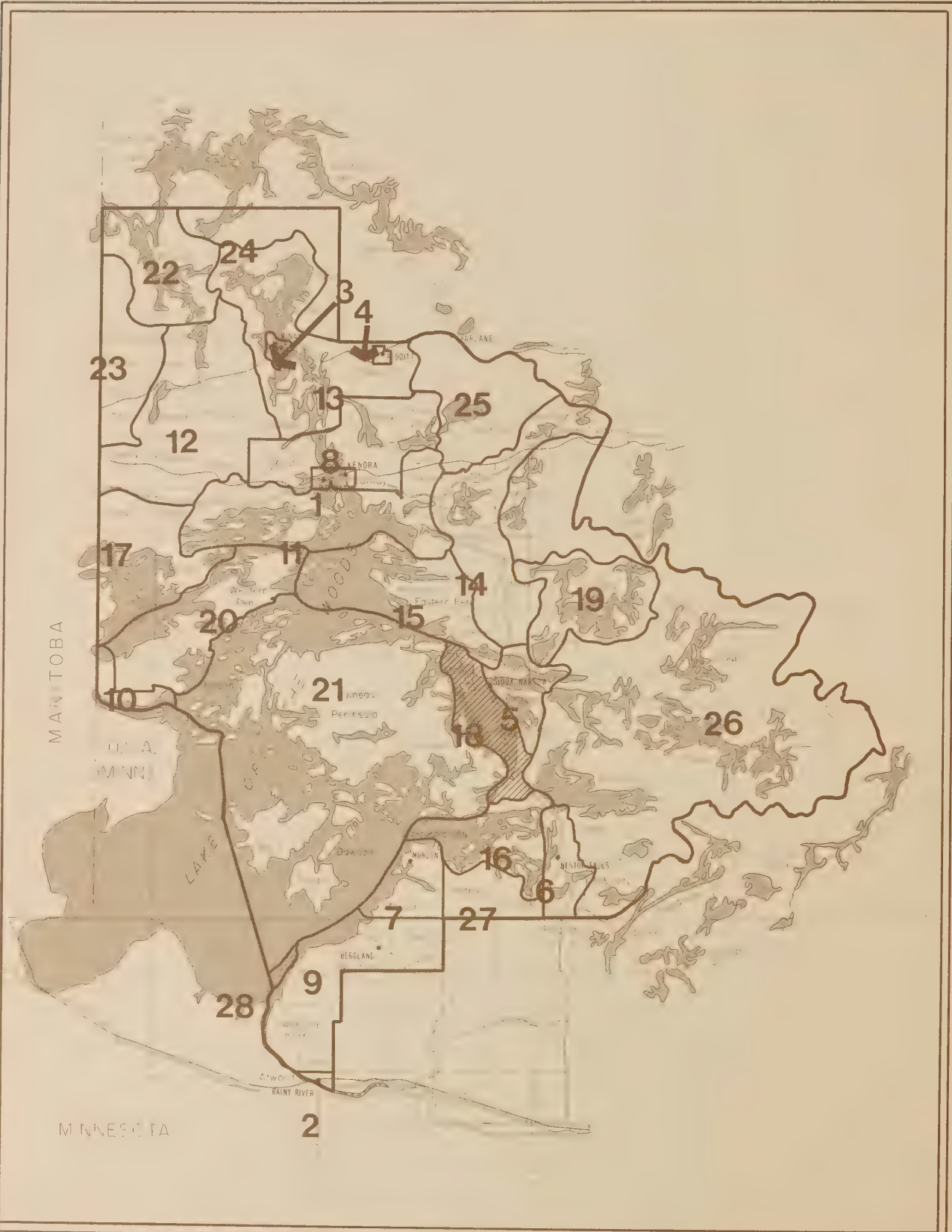
- area is designated for general recreation, commercial tourist development and resource extraction

PROPOSED ADDITIONAL DEVELOPMENT:

- cottaging
- public day-use facilities
- commercial tourist development on road accessible patented lands only
- resource extraction
- residential and commercial development on Reserve lands

DEVELOPMENT GUIDELINES:

- future development should take into account the areas of known high mineral potential and avoid them if at all possible
- allocation of Crown lands for cottaging where sufficient patented lands are not available will be limited to mainland sites
- all future development should be considerate of pressures placed on wild rice production areas by increased recreational use
- all future development proposals should take into consideration that Shoal Lake is the water supply source for the City of Winnipeg



LAKE OF THE WOODS PLANNING AREA

AREA 18

		AREA 18
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AREA DESCRIPTION

- EXTENT:
- Whitefish Bay east of the Aulneau Peninsula; includes the west half of the Improvement District of Sioux Narrows and part of MacQuarrie, Tweedsmuir and Phillips Townships

- PRESENT USE: 4Rce
- commercial tourist development, cottaging, low intensity public recreation
 - resource extraction

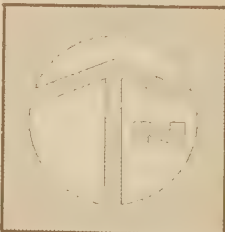
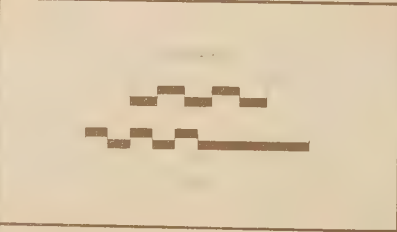
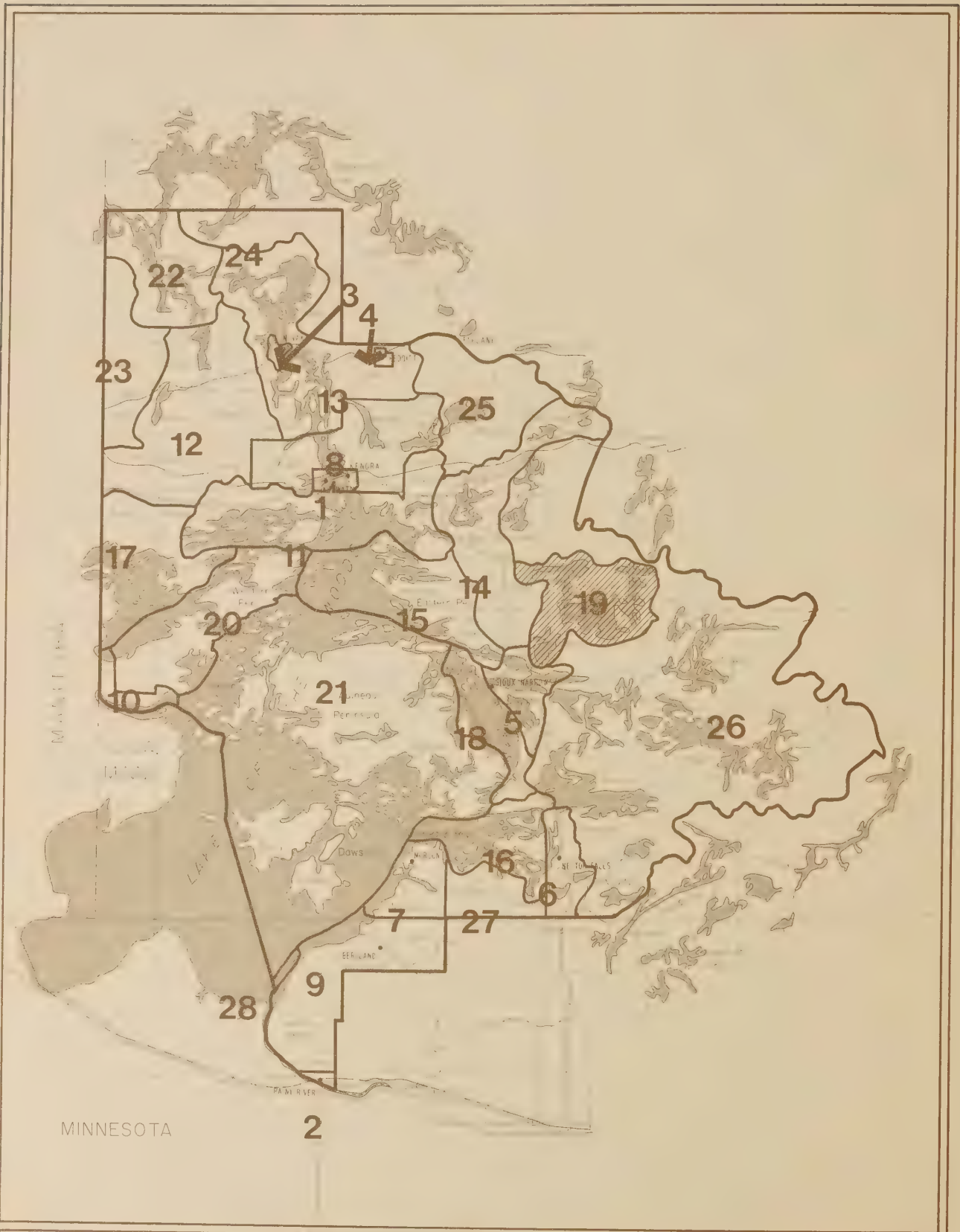
MANAGEMENT POLICY

AREA USE DESIGNATION: 4Rce

- LAND USE INTENT:
- area is designated for general recreation including a minor amount of additional cottaging, public recreation and commercial tourist development with strictly controlled resource extraction including wild rice harvesting, trapping, prospecting and commercial fishing
 - the high quality aesthetics of the area are to be maintained

- PROPOSED ADDITIONAL DEVELOPMENT:
- developments related to recreation activities including minor additional cottaging and expansion of existing commercial tourist development
 - day use areas

- DEVELOPMENT GUIDELINES:
- the present high water quality must not be jeopardized by any type of development
 - cottaging on patented lands only
 - no new commercial tourist development
 - commercial fishing is restricted to a management type licence
 - a local zoning by-law for the portion of this area within the Improvement District of Sioux Narrows should be prepared in conjunction with the community and the appropriate Ministries to provide guidance and facilitate land use decisions related to orderly land disposition and development
 - no commercial logging on islands



LAKE OF THE WOODS PLANNING AREA

AREA 19

		AREA 19
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AREA DESCRIPTION

EXTENT:

- area northeast of Sioux Narrows including Berry and Dryberry Lakes

PRESENT USE: 5Erc

- resource extraction
- extensive recreation, small number of cottages and commercial tourist developments

MANAGEMENT POLICY

AREA USE DESIGNATION: 5Rce

LAND USE INTENT:

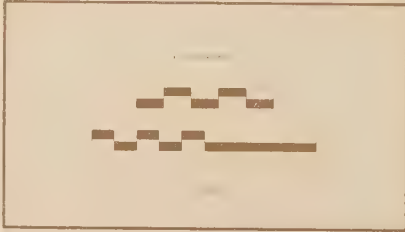
- area is designated for resource extraction, cottaging and general recreation

PROPOSED ADDITIONAL DEVELOPMENT:

- resource extraction
- public day use and access point facilities
- major increase in cottaging
- expansion of existing commercial lodges but no new commercial lodge development or outpost camps

DEVELOPMENT GUIDELINES:

- cottaging and further access will be provided only after Lake Management Plans are completed for Berry and Dryberry Lakes
- existing water level will be controlled to maintain the existing recreation opportunities on Dryberry Lake
- Dryberry Lake will be the last Crown area within the Planning Area to be developed for resident cottaging



LAKE OF THE WOODS PLANNING AREA

AREA 20

		AREA 20
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AREA DESCRIPTION

EXTENT:

- Western Peninsula, including Ash Rapids, the northern shore of Labyrinth Bay and Shoal Lake Narrows

PRESENT USE: 6Erc

- resource extraction
- commercial tourist development, cottaging, low intensity public recreation

MANAGEMENT POLICY

AREA USE DESIGNATION: 5Erc

LAND USE INTENT:

- area is designated primarily for resource extraction and secondly for commercial tourist development and low intensity public recreation

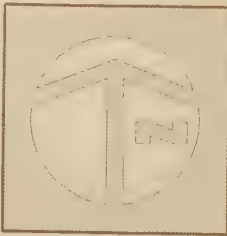
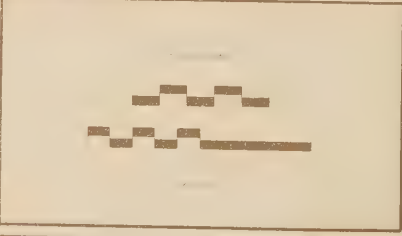
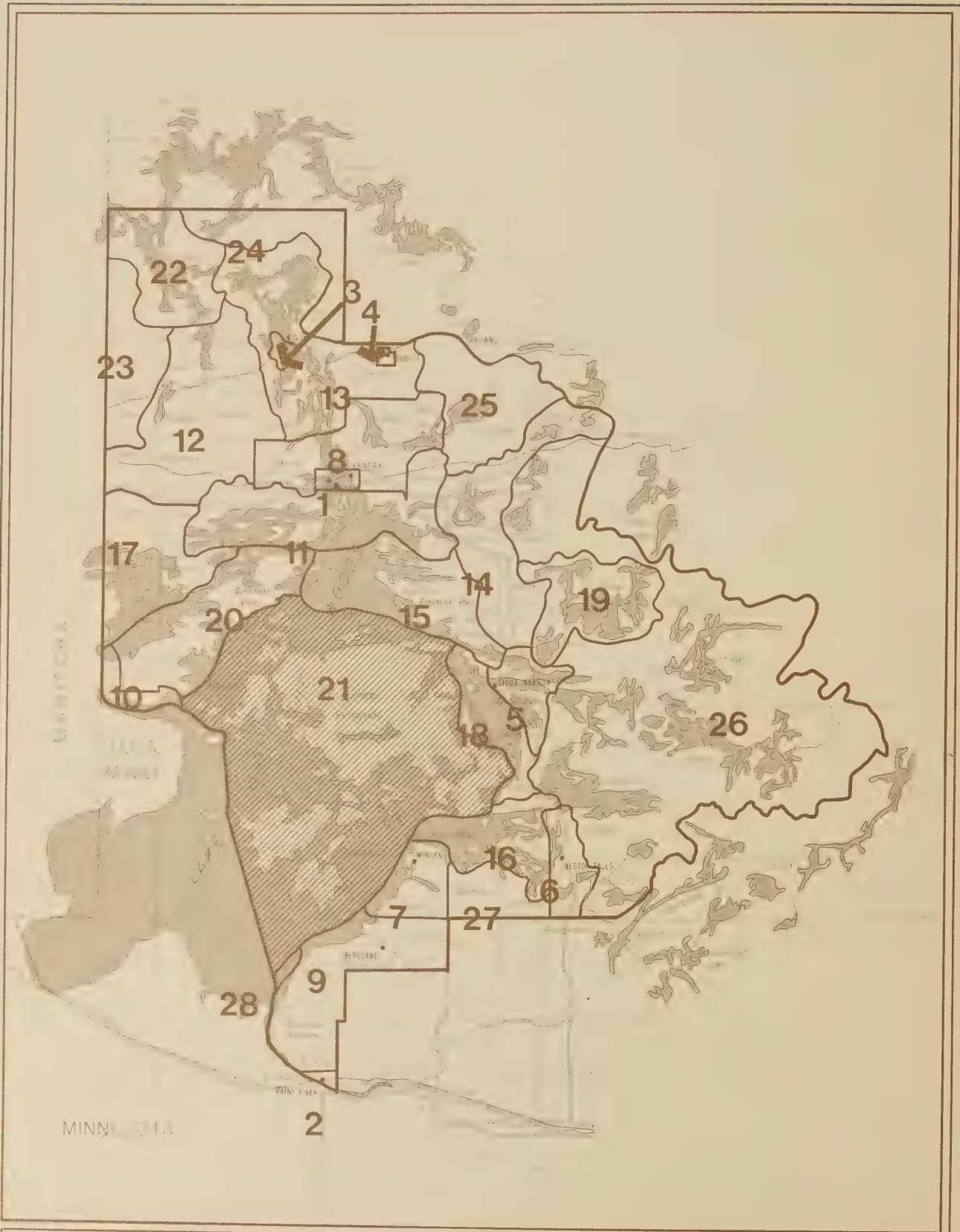
PROPOSED ADDITIONAL DEVELOPMENT:

- resource extraction activities
- expansion of existing commercial tourist developments
- day use/overnight campsites

DEVELOPMENT GUIDELINES:

- all resource extraction roads must receive prior approval from the Ministry of Natural Resources and will be limited mainly to the winter season
- all lots created by a severance or a plan of subdivision from patented land within 600 feet of the property boundary bordering a lake, river or stream must have a minimum frontage of 300 feet along the shoreline and be a minimum of two (2) acres in size.
- all lots created by a severance or a plan of subdivision from patented land located more than 600 feet perpendicularly back from the property boundary bordering a lake, river or stream must be a minimum of ten (10) acres in size*. If the land between the shoreline and 600 feet perpendicularly back from the shoreline has been previously disposed of the proponent must provide an easement to the water's edge.

*For two exceptions to this condition see page 75 - (i) and (ii)



LAKE OF THE WOODS PLANNING AREA

AREA 21

		AREA 21
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AREA DESCRIPTION

EXTENT:

- Aulneau Peninsula, including Cliff, Big Narrows, Falcon, Big and Bigsby Islands

PRESENT USE: 6Rce

- low intensity public recreation, commercial tourist development, very small number of cottages
- resource extraction

MANAGEMENT POLICY

AREA USE DESIGNATION: 6Re

LAND USE INTENT:

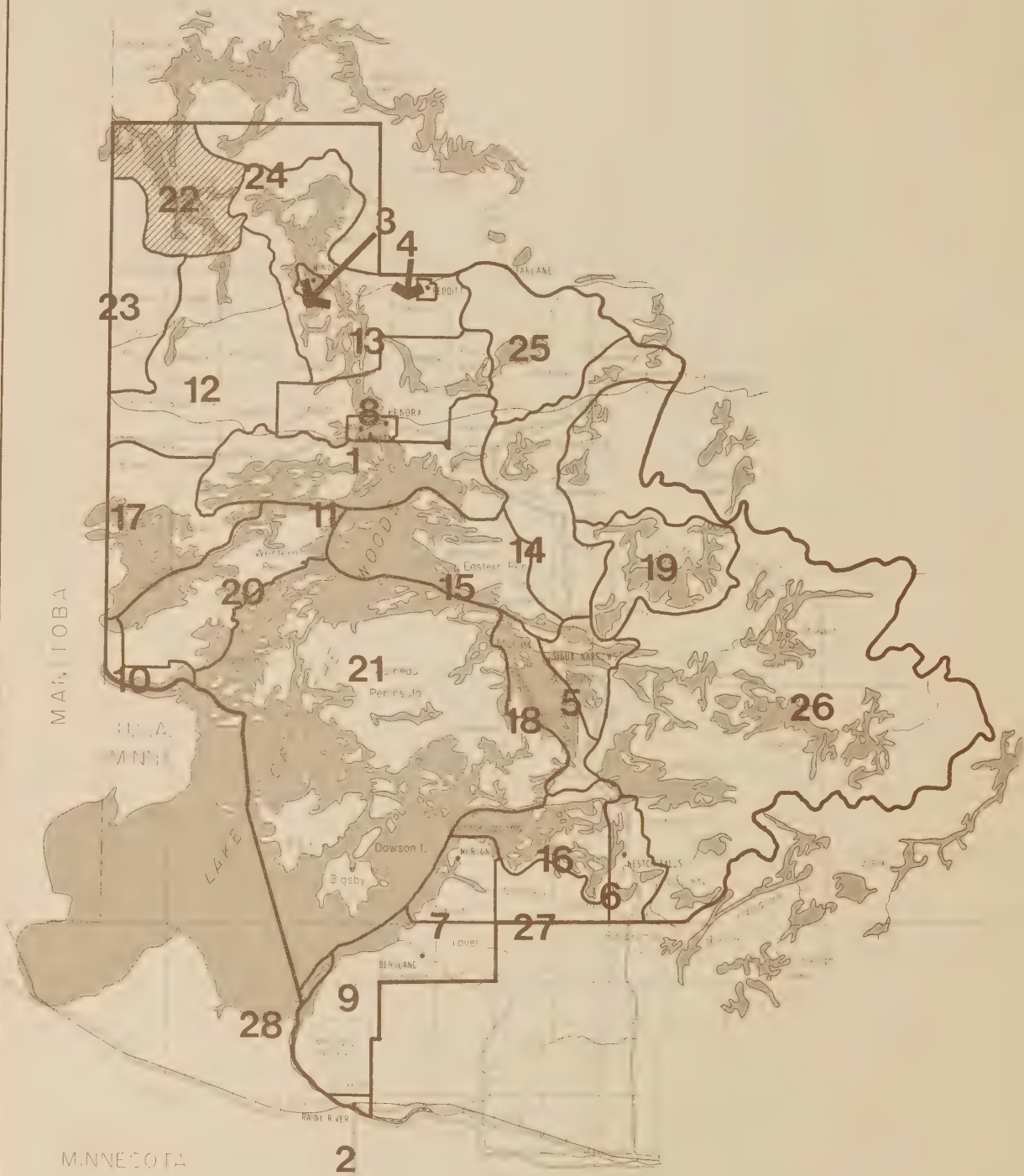
- area is designated for general recreation and resource extraction
- provide a large relatively undeveloped area in the central portion of the Lake of the Woods for low intensity public recreation
- provide flexibility for future demands

PROPOSED ADDITIONAL DEVELOPMENT:

- limited low intensity public campsite and day use development

DEVELOPMENT GUIDELINES:

- logging activities will be strictly controlled
- no new quarry permits will be issued
- existing outpost camps will be phased out
- the Province will consider acquiring private holdings as they become available and funds permit
- no road access to the Aulneau Peninsula will be allowed
- all resource extraction roads must receive prior approval from the Ministry of Natural Resources and will be limited mainly to the winter season



LAKE OF THE WOODS PLANNING AREA

AREA 22

		AREA 22
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AREA DESCRIPTION

EXTENT:

- extreme northwest sector of the planning area, including Tetu and Swan Lakes and a portion of the Islington (Whitedog) Indian Reserve 29

PRESENT USE: 5Erc

- resource extraction activities
- residential on Indian Reserve
- commercial tourist development

MANAGEMENT POLICY

AREA USE DESIGNATION: 5Erc

LAND USE INTENT:

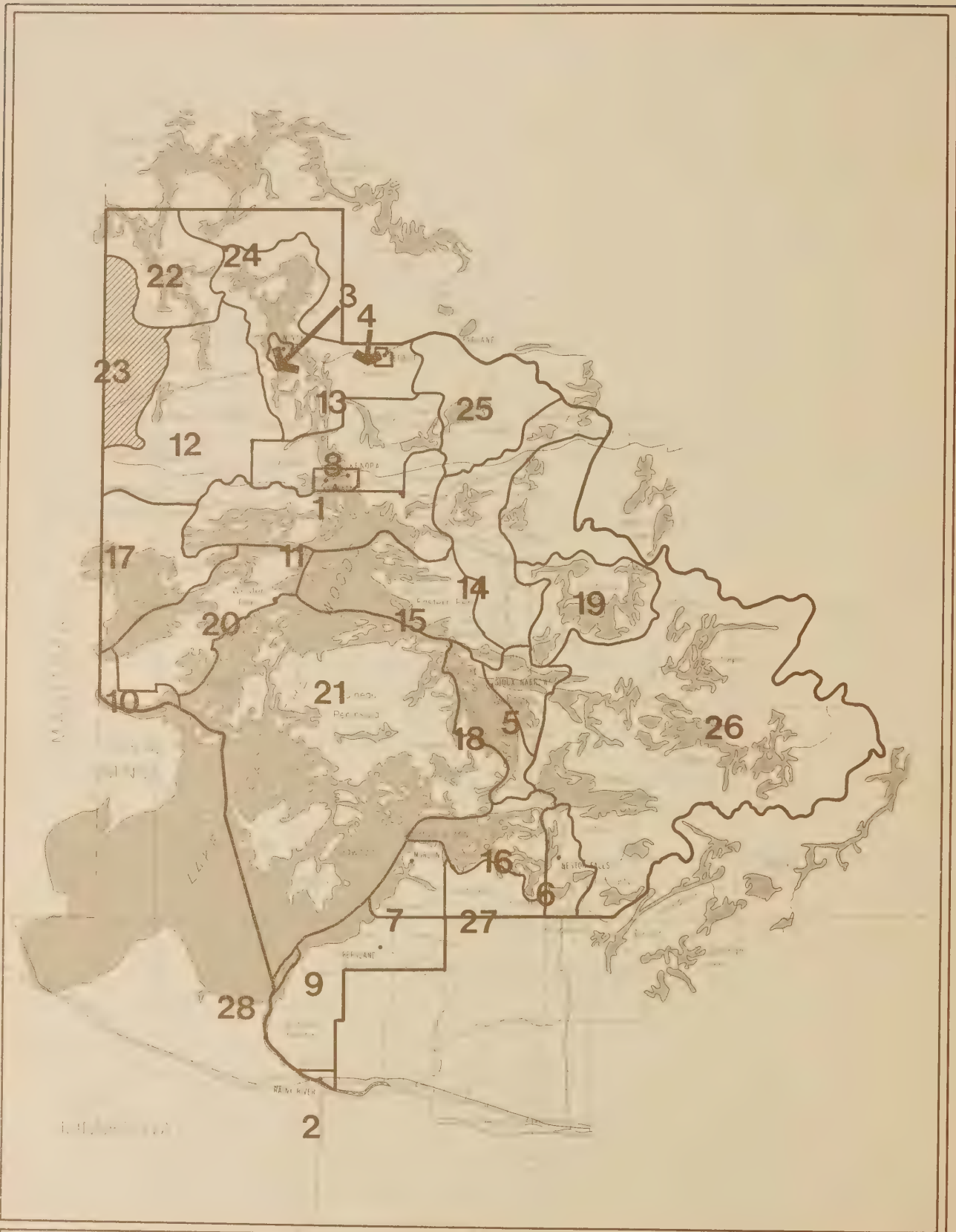
- area is designated for resource extraction and minor general recreation with residential and commercial development on the Indian Reserve

PROPOSED ADDITIONAL DEVELOPMENT:

- access roads for resource extraction with some additional public access
- expansion of existing tourist developments
- residential and commercial on Indian Reserve

DEVELOPMENT GUIDELINES:

- day use access points only
- no additional designated Crown land camping sites to be established



LAKE OF THE WOODS PLANNING AREA

AREA 23

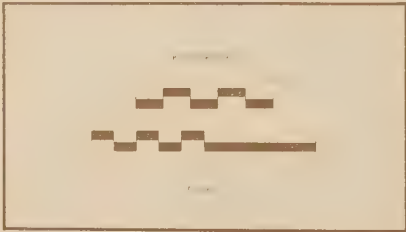
		AREA 23
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AREA DESCRIPTION

- EXTENT:
- all Noyon and parts of Rice, Rudd and Gundy Townships plus portions of Musk and Jadel Lakes to the north
- PRESENT USE: 6Erc
- resource extraction activities
 - cottaging, small number of commercial tourist developments (outpost camps)
 - significant duck staging area

MANAGEMENT POLICY

- AREA USE DESIGNATION: 6Erc
- LAND USE INTENT :
- area is designated for resource extraction, low intensity public recreation and to protect the duck staging area
- PROPOSED ADDITIONAL DEVELOPMENTS:
- resource extraction access roads and development related to resource extraction activities
- DEVELOPMENT GUIDELINES:
- resource extraction access roads, existing and planned, should be controlled in order to minimize public use of lakes in this area
 - cottaging on patented lands only



LAKE OF THE WOODS PLANNING AREA

AREA 24

		AREA 24
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AREA DESCRIPTION

EXTENT:

- balance of planning area east and north of Sand Lake and the Winnipeg River system including a portion of the Islington (Whitedog) Indian Reserve 29

PRESENT USE: 6Er

- resource extraction activities
- low intensity public recreation, small number of commercial tourist developments (outpost camps)

MANAGEMENT POLICY

AREA USE DESIGNATION: 6Er

LAND USE INTENT:

- area is designated for resource extraction with the intent of maintaining the opportunity for low intensity public recreation

PROPOSED ADDITIONAL DEVELOPMENTS:

- resource extraction activities
- minor additional public access
- inland remote cottage sites and outpost camps

DEVELOPMENT GUIDELINES:

- resource extraction practices should be considerate of the recreation use of the area
- development on designated lake trout lakes will only be considered when it is clearly demonstrated that such development will not impinge upon the main management objective for the lake, i.e., lake trout production
- cottaging on patented lands only

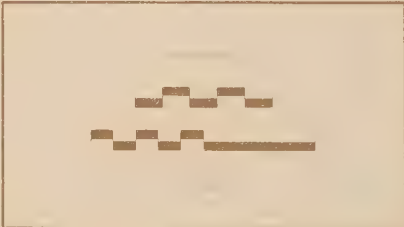
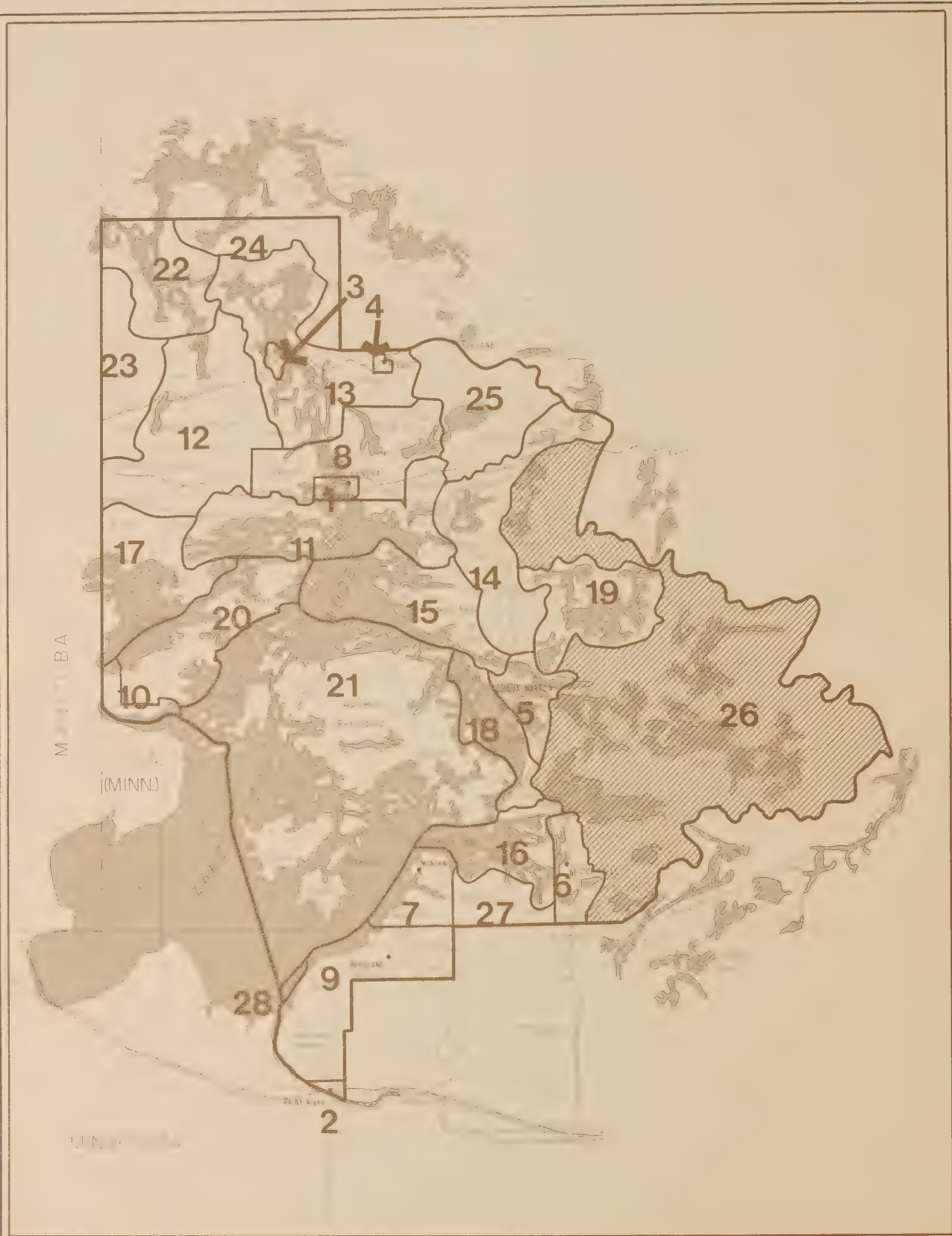
		AREA 25
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AREA DESCRIPTION

- EXTENT:
- the area east of Redditt and Pettypiece Townships to the planning area boundary; includes Silver Lake
- PRESENT USE: 6Erc
- resource extraction
 - some cottaging and low intensity public recreation, commercial tourist development

MANAGEMENT POLICY

- AREA USE DESIGNATION: 5Erc
- LAND USE INTENT:
- area is designated for resource extraction, low intensity public recreation and cottaging
- PROPOSED ADDITIONAL DEVELOPMENT:
- minor facilities for low intensity public recreation
 - resource extraction
 - moderate increase in cottaging
 - expansion of existing commercial tourist developments
- DEVELOPMENT GUIDELINES:
- additional cottaging will be provided from patented lands only
 - shoreline development on Silver Lake should be restricted to public recreation facilities



LAKE OF THE WOODS PLANNING AREA

AREA 26

AREA 26

AREA DESCRIPTION

EXTENT:

- major portion of planning area east of Highway 71 corridor and Dryberry Lake

PRESENT USE: 6Erc

- resource extraction, low intensity public recreation, commercial tourist development, and cottaging

MANAGEMENT POLICY

AREA USE DESIGNATION: 6Erc

LAND USE INTENT:

- area is designated for resource extraction, low intensity public recreation, remote cottaging and commercial tourist development

PROPOSED ADDITIONAL DEVELOPMENT:

- resource extraction, remote cottaging and outpost camps
- development of basic facilities related to low intensity public recreation
- expansion of existing commercial tourist developments only

DEVELOPMENT GUIDELINES:

- all lots created by a severance or a plan of subdivision from patented land within 600 feet of the property boundary bordering a lake, river or stream must have a minimum frontage of 300 feet along the shoreline and be a minimum of two (2) acres in size.
- all lots created by severance or a plan of subdivision from patented land located more than 600 feet perpendicularly back from the property boundary bordering a lake, river or stream must be a minimum of ten (10) acres in size*. If the land between the shoreline and 600 feet perpendicularly back from the shoreline has been previously disposed of the proponent must provide an easement to the water's edge.
- access to lakes from resource extraction roads to be strictly controlled
- all development proposals must consider the proximity of the Experimental Lakes Area in the adjoining watershed to the east (Teggau Lake Area)
- development on designated lake trout lakes will only be considered when it is clearly demonstrated that such development will not impinge upon the main management objective for the lake, i.e., lake trout production.

*For two exceptions to this condition see page 75 - (i) and (ii)

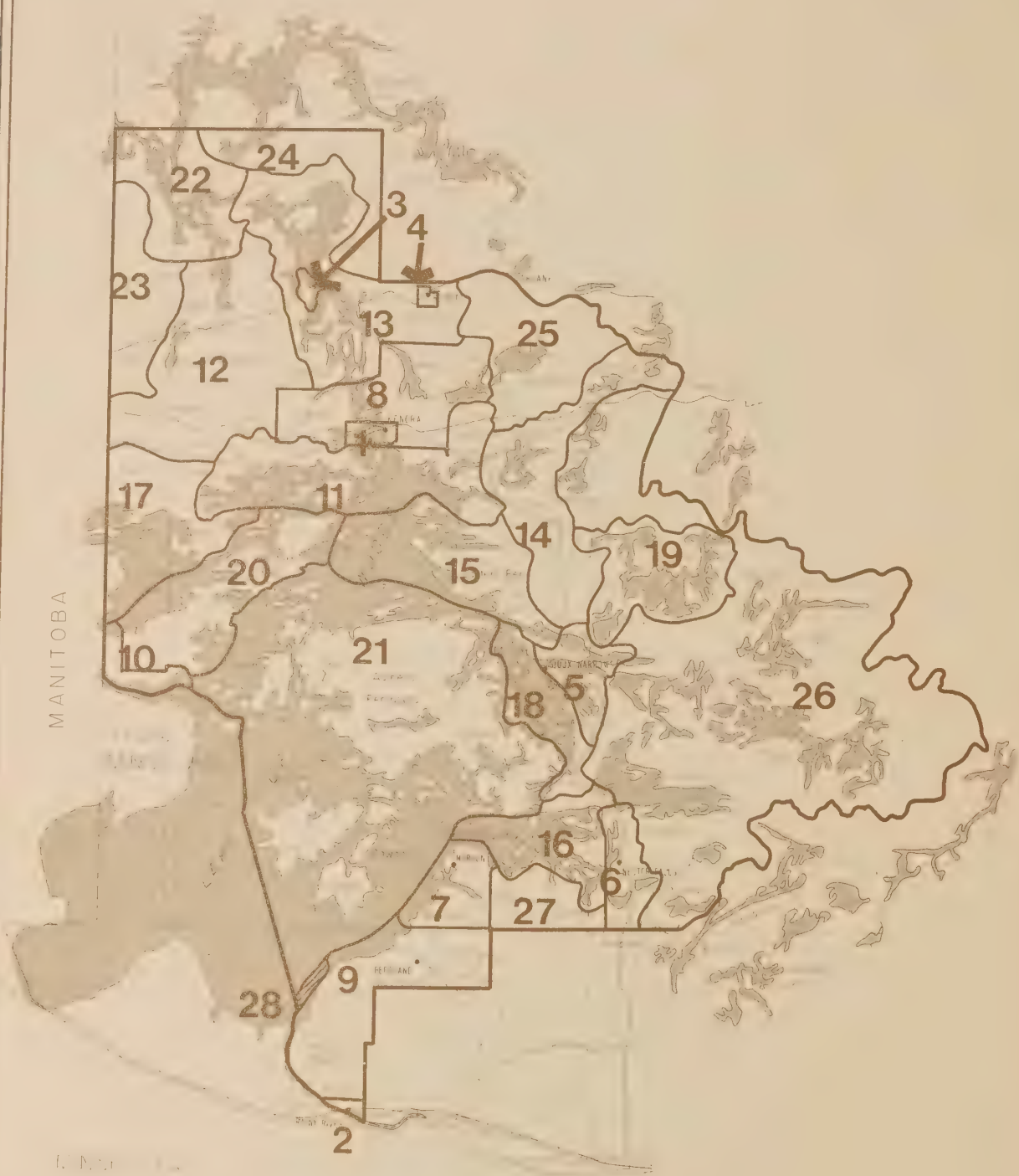
		AREA 27
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AREA DESCRIPTION

- EXTENT:
- includes Mathieu and Croome Townships inland from Sabaskong Bay
- PRESENT USE: 6E
- resource extraction

MANAGEMENT POLICY

- AREA USE DESIGNATION: 6E
- LAND USE INTENT:
- area is designated for continued resource extraction
- PROPOSED ADDITIONAL DEVELOPMENTS:
- resource extraction activities and access roads where necessary
- DEVELOPMENT GUIDELINES:
- no road access through this area to reach Lake of the Woods (Sabaskong Bay)



MANITOBA

L. Superior

LAKE OF THE WOODS PLANNING AREA

AREA 28

		AREA 28
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AREA DESCRIPTION

- EXTENT:
- Sable Islands at mouth of Rainy River
- PRESENT USE: 7R
- minimal public use

MANAGEMENT POLICY

- AREA USE DESIGNATION: 7S
- LAND USE INTENT:
- area is designated as Special Use (Protected) Area on which no development or resource extraction will be allowed, in order that the fragile landscape may be preserved
- PROPOSED ADDITIONAL DEVELOPMENTS:
- nil
- DEVELOPMENT GUIDELINES:
- islands are to be maintained in their natural state as property of the Crown



Rushing River
Provincial Park,
Dogtooth Lake



Main Street dock,
Kenora



Preparing a shore lunch
from the morning's catch

		<h2>PLAN REVIEW</h2>
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It will be necessary for the plan to be reviewed throughout its 25 year implementation period. New information, a shift in policy or any other substantial change may make it necessary to review and update the plan. Because planning is a dynamic process, the need for a review cannot be expected to occur at planned intervals. The Lake of the Woods General Land Use Plan, therefore, will be open to review at any time.

Following the same principle adopted in developing the plan, any segment of the public can propose a change in the plan. Suggestions for change should be forwarded to the Regional Director, Northwestern Region, Ministry of Natural Resources and the Executive Director, Plans Administration Division, Ministry of Housing. The proposed change will be reviewed by various Provincial and other government agencies and if determined to be of a minor nature will be either approved or rejected without a total review.

Where the proposed variation is of a significant magnitude a complete review of the proposal would take place with referral to an Inter-Ministry Steering Committee and the Ministry of Natural Resources Northwestern Regional Advisory Committee. The public will be notified of such a proposed alteration through the provision of appropriate public meetings to discuss the proposed change and to make recommendations concerning its disposition. The change to the Plan will then be considered by all the appropriate agencies and recommendations will be made by the Regional Director, Northwestern Region, Ministry of Natural Resources and the Executive Director, Plans Administration Division, Ministry of Housing to their respective Ministers for their endorsement. If Ministerial approval is received, all the various Ministries, other agencies and municipalities and the public will be advised of the change for their action and implementation.

In organized areas where official plans are being prepared that reflect the policies of this concept plan, objections can be accommodated at the local level in the official plan preparation and review stages and in the zoning by-law approval stage.

Development applications turned down on the basis of policies contained in this concept plan may be appealed to the Ontario Municipal Board pursuant to the following provisions of The Planning Act:

- (a) Plans of Subdivision Section 44(1);
- (b) Plans of Condominium Section 44(1);
- (c) Rezoning Section 35(22); and
- (d) Land Severances Section 44(1).

(See Appendix H for an explanation of these Sections of The Planning Act.)

Though it is expected that changes to the plan will be suggested throughout the 25 year implementation period, there will also be the opportunity for regular reviews and data updates. These will be conducted at five year intervals and will follow the same format as indicated previously.

IMPLEMENTATION

This plan will be implemented through:

- (a) the preparation of a detailed development plan for the Areas defined in this document. The plan will identify, in some detail, areas which might be considered for development, standards and densities of development, and the areas which must be retained in their natural state. The plans will be prepared by the staff of the Ministry of Natural Resources in consultation with other Ministries, local municipalities where appropriate, and the general public;
- (b) the preparation and adoption of local official plans and zoning by-laws, in conformity with the general policies of this plan, by the local planning boards and municipal councils; and
- (c) the requirement that all Provincial Ministries and Agencies, involved directly or indirectly in the development process, act in accordance with the policies of this plan. This would include approvals granted by the Ministry of Housing for land severances, subdivisions and condominium applications, approvals by the Ministry of Environment for septic tank installation and other forms of sewage disposal and water supply, the disposition of Crown land by the Ministry of Natural Resources and the issuance of entrance permits by the Ministry of Transportation and Communications.

APPENDICES

- A. TERMINOLOGY
- B. MEASUREMENT CONVERSION TABLE
- C. WATER CAPACITY CALCULATIONS
- D. PRESENT USE CALCULATIONS
- E. PUBLIC PARTICIPATION SCHEDULE
- F. COMMITTEE MEMBERS
- G. DEGREE OF DEVELOPMENT CRITERIA
- H. THE PLANNING ACT, SECTIONS
35(22), 44(1)

Appendix A

Terminology

OBJECTIVE	a quantifiable and attainable end generally measured in terms of benefits to people
POLICY	refers to decisions concerning objectives to be achieved and the means of achieving them
CAPABILITY	the natural ability of an area to provide continuous opportunity for benefits
RECREATION USER DAY	any portion of a day used by one person for any outdoor recreation activity
DAY USE ACTIVITIES	recreation activities which are normally confined to a day's duration or less such as swimming, boating, picnicking, etc.
WATER QUALITY	the physical, chemical, and biological qualities of the water
PUBLIC PARTICIPATION	a process of mutual education and co-operation which provides opportunities for all those affected, their elected representatives and technical specialists to work together in the creation of a plan, which attempts to reflect their collective values, knowledge, experience and best judgement in a democratic manner
BENEFITS	advantages obtained in relation to the basic needs of man — food, shelter, employment, recreation opportunities and a quality environment
RESIDENTIAL	a place designed to be used as a permanent residence
COMMERCIAL	specialty stores (clothing, automotive dealers, sports etc.), businesses (insurance agencies, accountants, etc.)
SERVICE	operations which provide a service, including convenience stores (grocery, variety, etc.) and other activities which sell a service such as a gas station

OUTPOST CAMP	an outpost camp is an extension of the operations of a licensed tourist establishment in Ontario to a sub-base remote from the main base of operations
INDUSTRIAL	trading (wholesale) or manufacturing operations such as a paper mill
COTTAGING	includes all seasonal type residences (e.g. hunting cabins, chalets, summer cottages, etc.)
REMOTE COTTAGING	a concept in the Ministry of Natural Resources private summer resort program. There are two types of remote cottage sites - inland and waterway
LOW INTENSITY PUBLIC RECREATION	recreation activities which are not associated with any or limited fixed facilities (hiking, canoeing, fishing, etc.)
COMMERCIAL TOURIST DEVELOPMENT	facilities associated with tourism and or recreation such as lodges, marinas, motels, outfitters, etc. (excludes outpost camps unless specified)
PATENTED LAND	land alienated in fee simple from the Crown
PRIVATE LAND	land other than that owned by the Crown, (e.g. patented and leasehold lands and Indian Reserves)
SEASONAL ROAD	a road used for resource extraction purposes which is limited to use during one season of the year, usually the winter
TOURISM	recreation by non-residents of a planning area
MANAGEMENT TYPE LICENCE	a commercial fishing licence with specific limitations as to validity, dates, species and area
DESIGNATED LAKE TROUT LAKE	one in which the prime management objective is the continued existence of lake trout, at least at present population levels, through a management program which may include control of fishing pressure and shoreline development, and maintenance of water quality

The Lake of the Woods Land Use Plan uses the Metric system in addition to the Imperial system of measures. The following table of equivalents of the most common units is provided to assist the reader.

1 centimetre	=	0.394 inches
1 metre	=	3.280 feet
1 square metre	=	10.760 square feet
1 kilometre	=	0.620 miles
1 hectare	=	2.470 acres
1 square kilometre	=	0.386 square miles
1 kilogram	=	2.2046 pounds

The Lake of the Woods Planning Team considered three methods of capacity calculation in their determination of an upper limit to the amount of development and human use which Lake of the Woods and other selected waterbodies within the planning area could withstand without reducing their present quality. The three methods were - a boat limit system, a shoreland capacity based on the "lodging" ranking of the Ontario Land Inventory for recreation and water quality capacity. Water quality capacity was finally selected because it proved to be the most applicable of the three. By its nature, it would provide the most conservative capacity standard, act as a fail safe measure to protect the natural environment, and allow for future flexibility.

WATER QUALITY CAPACITY - LAKE OF THE WOODS, SHOAL LAKE & WINNIPEG RIVER

The lack of comprehensive water quality information for the Lake of the Woods provided impetus for a lake wide water quality study during July, August and September, 1974. This study was carried out jointly by the Ministries of Environment and Natural Resources.¹ One hundred and twenty four sampling stations were delineated within 19 regions comprising Lake of the Woods, Shoal Lake and the Winnipeg River. Six water quality parameters as established by the Ministry of the Environment were studied monthly at each station; mean depth, secchi disc reading, chlorophyll a, oxygen distribution, morphoedaphic index, and iron/phosphorous ratio. Because of mechanical problems in analyzing chlorophyll a samples for July and August, the water quality capacity calculation for Lake of the Woods, etc. was based on September's complete set of data.

1. The results of the data collected in this study are contained in the report, "A Preliminary Report on the Status of Water Quality in Lake of the Woods, Districts of Kenora and Rainy River, April 1975" prepared by Water Resources Assessment, Technical Support Section, Northwestern Region, Ontario Ministry of the Environment.

The parameters for each station were scored under the Lake Alert Methodology of the Ministry of Natural Resources and averaged to determine a water quality index , e.g. oligotrophic (1 to 5 user days/acre/year), mesotrophic (10 to 20 user days/acre/year) or eutrophic (30 user days/acre/year) for each of the 19 regions. Each region according to its water quality index was then assigned a number of user days per gross acre per year as an upper limit of capacity. Regional capacities were then summed to establish a total capacity of 8,158,672 recreation user days for Lake of the Woods, Shoal Lake and the Winnipeg River.²

WATER QUALITY CAPACITY - INTERIOR LAKES

Available Ministry of Natural Resources Fish and Wildlife lake survey data was analyzed to develop a water quality capacity calculation for a number of large interior lakes , e.g. Longbow, Dogtooth, Dryberry, Atikwa, Rowan, and Kakagi. For other lakes where lake survey data was not available, personal knowledge of Ministry of Natural Resources staff was employed to develop a water quality index. Thus, for that portion of the Lake of the Woods Planning Area outside of the Lake of the Woods proper, Shoal Lake and the Winnipeg River, as estimated 1,331,484 recreation user days are available based on water quality capacity.

Therefore, the total capacity for recreation use in the Lake of the Woods Planning Area was calculated to be 9,490,156 recreation user days.

Continuous annual monitoring of water quality within the planning area as carried out during the summer of 1975 and scheduled for 1976 by the Ministry of the Environment staff will keep this plan in step with the dynamic nature of the planning area.

In order to facilitate the public presentation of data, the recreation user day figure was rounded out to 9,500,000 recreation user days.

² An intensive survey was conducted by Ministry of Environment staff during June, July, August and September, 1975. The data were evaluated in the context of six capacity models and the results substantiate the findings in the "Preliminary Report, 1975". The predictive models, those other than the two Lake Alert systems, indicate the values derived for the Score/Map method are consistent with water quality stability.

Appendix D

Present Use Calculations

COTTAGING

Studies carried out in 1972 on Lake of the Woods and surrounding area calculated the number of cottages, ownership information, number of users and annual amount of use as summarized in the following table:

OWNER	TOTAL COTTAGES	%	AVG. NO. USER * DAYS/COTTAGE/YR.	TOTAL REC. USER DAYS	%
Local & Ont. Resident	1,323	29	300	396,900	29
American & Other	1,258	27	220	276,760	20
Manitoban	2,018	44	350	706,300	51
TOTAL	4,599	100		1,379,960	100

* Based on an occupancy rate of 4 people per cottage

COMMERCIAL RECREATION

LODGING:

A sample study of various types of commercial lodge operations within the Lake of the Woods Planning Area assisted the Planning Team in projecting the following calculations of present use.

TYPE	NO. OF EACH	CAPACITY	OCCUPANCY RATE	USER DAYS **
Housekeeping & American Plan	54	2,639	62%	163,618
Housekeeping, Trailer Court, & Camping	115	6,176	67%	413,792
American Plan	44	1,496	49%	73,304
TOTAL	213*	10,311		650,714

* As of 1972

** Based on a 100 day season

MARINAS:

Ministry of Natural Resource surveys indicated the following characteristics concerning present use generated by marina slip rentals to local and non-cottager boaters in the Lake of the Woods Planning Area:

Length of Season - 100 days
comprised of - 70 weekdays and 30 days over weekends
Percentage of boats out of marinas on weekends - 90%
Percentage of boats out of marinas on weekdays - 10%
People per boat - 3

The formula for calculating the amount of present use generated by one marina in the planning area was:

(% of boats out on weekdays x no. of boat slips x length of season in weekdays x People per boat) + (% of boats out on weekends x no. of boat slips x length of season in weekends x People per boat) resulted in a measure of recreation user days attributed to this activity.

The total recreation user days generated by marinas in the Lake of the Woods Planning Area not associated with commercial resort operations is 64,872.

OUTPOST CAMPS:

A Ministry of Natural Resources study of outpost camps in the planning area, associated with commercial lodges but not including commercial base camps, indicated the following characteristics:

Formula:	Average number of beds per unit	-	5
	x occupancy rate	-	25%
	x length of season	-	140 days
	= average no. of recreation user days generated by each unit	-	175

The total present use generated by the 22 outpost camps within the planning area was 3,850 recreation user days.

PUBLIC RECREATION

PROVINCIAL PARKS

An analysis of Ontario Provincial Parks visitor statistics (1969-73) for each of the parks within the planning area indicated the following:

Camper Days Formula:	number of camp sites	-	454
	x avg. no. of campers/site/day	-	3.27
	x occupancy rate which ranged from a low of 39% at one park to a high of 72% at another		
	x length of season	-	100 days
	= no. of recreation user days generated by provincial park campers	-	<u>85,675</u>

Visitor Days Formula: no. of vehicle entries/day/year	- 72,654
x party size	- 3.27
- camper days	
= no. of recreation user days generated by provincial park day visitors	- <u>151,903</u>

Total recreation user days generated from provincial parks within the planning area was 237,578.

ACCESS POINTS & ROADSIDE DAY USE/CAMPING AREAS:

From the 1972 Ministry of Natural Resources Crown Land Recreation Survey, estimates of total use on specific Crown land access points and roadside areas along five routes within the planning area were developed. It became apparent that the majority of use generated over the 100 day season was derived from fishing in the spring and hunting during the fall months.

The total estimated recreation user days generated from access points and roadside areas within the planning area was 149,311.

COMMUNITIES - PERMANENT RESIDENTS

The pressures exerted on water quality by permanent residents in the planning area is recognized as occurring from recreation use as well as year round residential and industrial effluent. At this time, we do not know how to relate residential and industrial effluent impact to recreational impact in a user day context. It is our opinion, however, that the user day measure when applied to year round residents as 365 user days per person per year is too severe a restraint, even considering, for example, the extraordinary impact of residential and industrial effluent on the Winnipeg River.

It is our feeling that based on present sewage treatment facilities, a more realistic assumption would be that the impact from year round residents and industry would not be greater than twice the known recreational user day impact on the planning areas or 215 user days per year per person. Therefore, five million recreation user days has been assigned to communities as present use.

This is not to say, however, that this figure is not open to revision if it is found that the aforementioned assumption is in error.

SUMMARY

(figures rounded off in recreation user days)

CAPACITY of planning area based on water quality 9,500,000

PRESENT USE

Cottaging 1,379,960

Comm. Recreation: Lodges 650,714
Marinas 64,872
Outpost Camps 3,850

Public Recreation: Provincial Parks 237,578
Access Points 149,311

2,486,285

Communities 5,000,000

Total User Days 7,486,285 7,500,000

POTENTIAL User Days Remaining 2,000,000

Appendix E

Public Participation Schedule

TIME	STAGE OF PLAN	TECHNICAL ADVISORY GROUPS	PUBLIC REPRESENTATIVES AND SPECIAL INTEREST GROUPS	INFORMAL PUBLIC
Apr. 1972 to June 1973	PHASE I Data Collection and Problem Identifi- cation	Ministry of Natural Resources Regional and District Staff	Closed meetings with: -Treaty III Band Chiefs -Kenora District Camp Owners' Association -Kenora Chamber of Commerce -Town & Municipal Councils of Tri- Municipal Area -Commercial Fishermen -Minnesota State Government Officials -Manitoba Provincial Government Representatives -Lake of the Woods Property Owners' Association -Local National Park Committee	
July 1973 to May 1974	Data Analysis and Pre- paration of Infor- mation Package			
June 1974	Data Collection and Analysis	The Lake of the Woods Planning Area Information Package was distributed to Committee Members and public in response to written and verbal requests		
July 1974 to Nov. 1974	Policy Formula- tion		Closed Meetings with: -Council Members of individual Indian Bands in Planning Area -Local National Park Committee	

TIME	STAGE OF PLAN	TECHNICAL ADVISORY GROUPS	PUBLIC REPRESENTATIVES AND SPECIAL INTEREST GROUPS	INFORMAL PUBLIC
Nov. 1974	Policy Formulation	Joint meeting with Inter-Ministry Steering Committee and Regional Ad Hoc Advisory Committee -Ministry of Natural Resources Regional and District Staff	-News Releases in Local Paper -Radio Talk Show (CJRL) and News Releases -Television-News Releases	
Dec. 1974				Open Public Meetings at Kenora, Sioux Narrows and Rainy River. -presentation of objectives and explanation of initial phase of planning process -Questionnaire
Jan. 1975 to Feb. 1975	PHASE II Formulation of Alternative Development Concepts		-Meeting with Bergland Citizens' Interest Group	
Mar. 1975	Presentation of Alternative Development Concepts (Phase II)	-Meetings with Ministry staff Advisors from Kenora and Fort Frances Districts -Meeting with Inter-Ministry Steering Committee	-Meeting with Regional Ad Hoc Advisory Committee	-News releases in local and Winnipeg papers, on radio and Television -Open public meetings in Kenora, Sioux Narrows, Minaki, Rainy River and Bergland -Questionnaire

TIME	STAGE OF PLAN	TECHNICAL ADVISORY GROUPS	PUBLIC REPRESENTATIVES AND SPECIAL INTEREST GROUPS	INFORMAL PUBLIC
Apr. 1975 to May 1975	PHASE III Refinement of Policy and Preparation of Draft Plan			
June 1975	Presentation of Draft Plan (Phase III)	Distribution of Draft Plan to Committee Members and to public on mailing list. -Meetings with District and Regional Staff Advisors -Meeting with Inter-Ministry Steering Committee	-Meeting with Regional Ad Hoc Advisory Committee	-Open Public Meetings in Kenora, Sioux Narrows, Rainy River, Minaki, and Bergland
July 1975 to Dec. 1975	Finalization of Draft Plan and Field work for Detailed Development Plan			
Jan. 1976	Draft Plan Circulated to Ad Hoc Advisory Committee and Inter-Ministry Steering Committee for Final Comments. Draft Plan Submitted to Government for Review and Comment prior to Publication for Public Distribution.			

Appendix F

Committee Members

Inter-Ministry Steering Committee
for the Lake of the Woods Planning
Area.

CHAIRMAN

Mr. J. R. Oatway,
Regional Director,
Northwestern Region,
Ministry of Natural Resources,
KENORA, Ontario.

MEMBERS

Mr. Ken Bauman,
Ministry of Housing,
THUNDER BAY, Ontario.

Mr. L. F. Pitura,
Ministry of the Environment,
THUNDER BAY, Ontario.

Mr. J. Muetze,
Federal Department of Indian
Affairs and Northern Development,
KENORA, Ontario.

Mr. A. E. Johanson,
Ministry of Community and
Social Services,
KEEWATIN, Ontario.

Mr. E. Stone,
Ministry of Industry and Tourism,
KENORA, Ontario.

Mr. J. R. Picherack,
Ministry of Treasury Economics
and Intergovernmental Affairs,
THUNDER BAY, Ontario.

Mr. W. D. Neilipovitz,
Ministry of Transportation and
Communications,
THUNDER BAY, Ontario.

Ad Hoc Regional Advisory Committee
for the Lake of the Woods Planning
Area.

CHAIRMAN

Mr. J. R. Oatway,
Regional Director,
Northwestern Region,
Ministry of Natural Resources,
KENORA, Ontario.

MEMBERS

Mr. Joseph E. Garrow,
KENORA, Ontario.

Mr. Richard Motlong,
SIOUX NARROWS, Ontario.

Mr. Douglas Astley,
DRYDEN, Ontario.

Mr. Clarence F. (Ken) McLean,
RAINY RIVER, Ontario.

Mr. George J. Garner,
FORT FRANCES, Ontario.

Mr. Peter Kelly,
KENORA, Ontario.

Mr. Patrick Reid,
M.P.P.
FORT FRANCES, Ontario

Appendix G

Degree of Development Criteria

DEVELOPMENT UNIT SCORING SYSTEM

KIND OF DEVELOPMENT		DEVELOPMENT UNIT SCORE
Seasonal Use Buildings	buildings between 100 and 5000 square feet (if over 5000 sq. ft., score at 1 per 5000 sq. ft. or part thereof)	1
Permanent Use Buildings	buildings between 100 and 5000 square feet (if over 5000 sq. ft. score at 1 per 5000 additional sq. ft. or part thereof)	2
Roads	paved highways gravel all-weather roads seasonal roads	per mile 3 per mile 2 per mile 1
Railroads	(single track)	per mile 2
Major Hydro Lines		per mile 1
Docks, Dam Structures and other similar structures		per 100 lineal ft. 1
Park & Roadside Developments	1 point per 5 acres of developed area; additional points according to building size	
Garbage Dumps		per acre 2
Logging	activity per square mile (within past 5 years)	1

DEGREE OF DEVELOPMENT SCALE

DEVELOPMENT CLASS	DEVELOPMENT UNITS PER SQUARE MILE
1 - Very Dense	32 or more
2 - Dense	16 - 31
3 - Moderately Dense	8 - 15
4 - Moderate	4 - 7
5 - Moderately Sparse	1 - 3
6 - Sparse	less than 1
7 - No Development	none

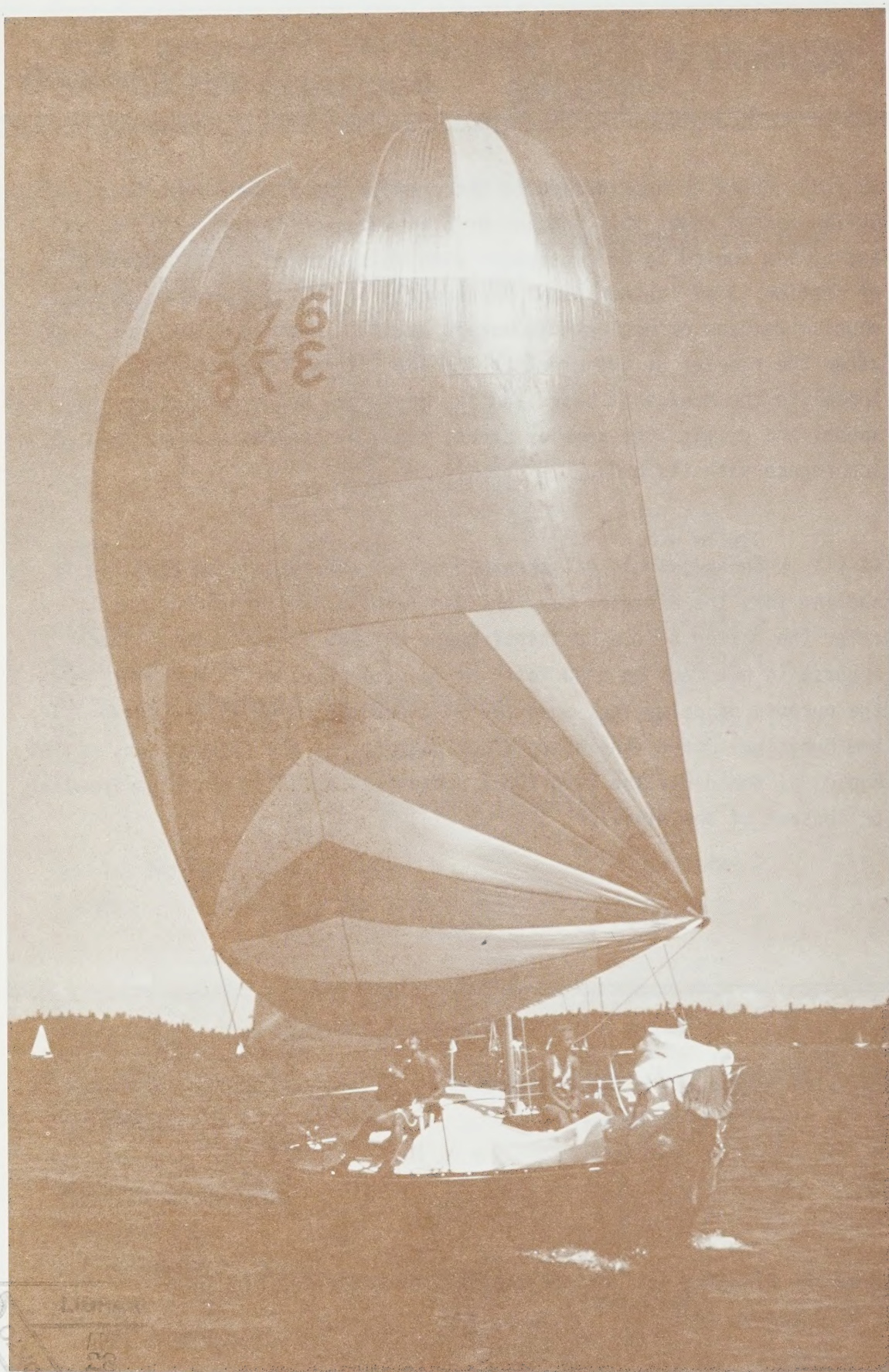
Appendix H

The Planning Act Sections: 35(22), 44(1)*

35 (22) Where an application to the council for an amendment to a by-law passed under this section or a predecessor of this section, or any by-law deemed to be consistent with this section by subsection 3 of section 13 of The Municipal Amendment Act, 1941, is refused or the council refuses or neglects to make a decision thereon within one month after the receipt by the clerk of the application, the applicant may appeal to the Municipal Board and the Municipal Board shall hear the appeal and dismiss the same or direct that the by-law be amended in accordance with its order.

44 (1) When under this Act the approval or consent of the Minister is applied for, the Minister may, and upon application therefore shall, refer the matter to the Municipal Board unless, in his opinion, such request is not made in good faith or is frivolous or is made only for the purpose of delay and, when the Minister has referred the matter to the Municipal Board, the approval or consent, as the case may be, of the Municipal Board has the same force and effect as if it were the approval or consent of the Minister.

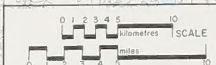
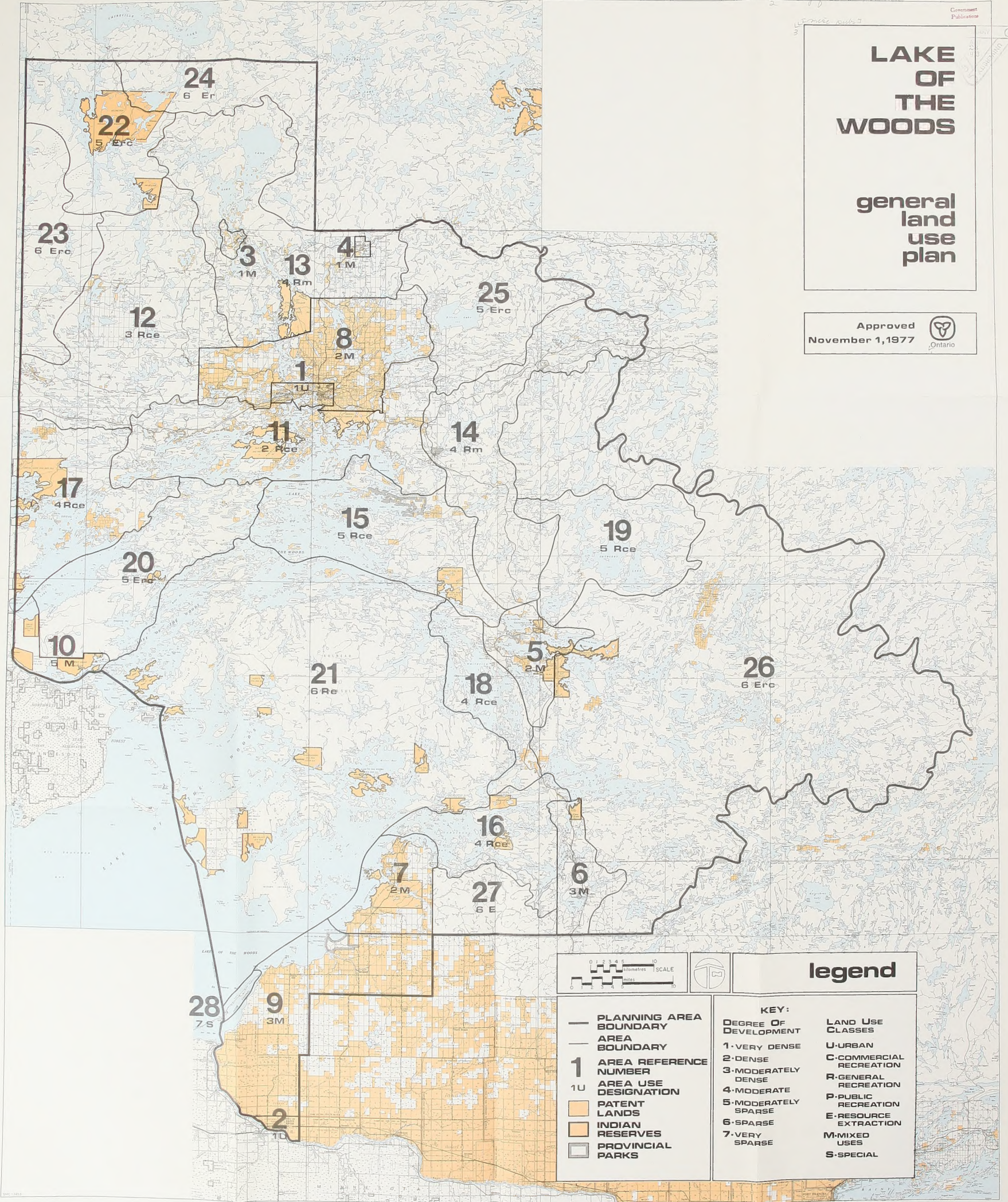
*from The Planning Act Revised Statutes of Ontario, 1970
January, 1976



LAKE OF THE WOODS

general land use plan

Approved
November 1, 1977



legend

KEY:		LAND USE CLASSES
DEGREE OF DEVELOPMENT		
1	VERY DENSE	U-URBAN
2	DENSE	C-COMMERCIAL RECREATION
3	MODERATELY DENSE	R-GENERAL RECREATION
4	MODERATE	P-PUBLIC RECREATION
5	MODERATELY SPARSE	E-RESOURCE EXTRACTION
6	SPARSE	M-MIXED USES
7	VERY SPARSE	S-SPECIAL
PLANNING AREA BOUNDARY		
AREA BOUNDARY		
1	AREA REFERENCE NUMBER	
1U	AREA USE DESIGNATION	
	PATENT LANDS	
	INDIAN RESERVES	
	PROVINCIAL PARKS	

3 1761 11548278 8

